

# HOUSE BILL 1295

Q6

5lr2432

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By: **Delegate R. Long**

Introduced and read first time: February 7, 2025

Assigned to: Ways and Means

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## A BILL ENTITLED

1 AN ACT concerning

2 **Baltimore County – Transfer Tax – Exemption for First-Time Home Buyers**

3 FOR the purpose of exempting instruments of writing that transfer improved residential  
4 real property to certain first-time home buyers from the Baltimore County transfer  
5 tax; and generally relating to the Baltimore County transfer tax.

6 BY adding to

7 Article – Tax – Property

8 Section 13–601 to be under the new subtitle “Subtitle 6. Baltimore County Transfer  
9 Tax”

10 Annotated Code of Maryland

11 (2019 Replacement Volume and 2024 Supplement)

12 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
13 That the Laws of Maryland read as follows:

14 **Article – Tax – Property**

15 **SUBTITLE 6. BALTIMORE COUNTY TRANSFER TAX.**

16 **13–601.**

17 **(A) IN THIS SECTION, “FIRST-TIME MARYLAND HOME BUYER” MEANS AN**  
18 **INDIVIDUAL WHO HAS NEVER OWNED IN THE STATE RESIDENTIAL REAL PROPERTY**  
19 **THAT HAS BEEN THE INDIVIDUAL’S PRINCIPAL RESIDENCE.**

20 **(B) IF THERE ARE TWO OR MORE GRANTEES, THIS SECTION DOES NOT**  
21 **APPLY UNLESS EACH GRANTEE IS A FIRST-TIME MARYLAND HOME BUYER OR A**  
22 **CO-MAKER OR GUARANTOR OF A PURCHASE MONEY MORTGAGE OR PURCHASE**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 MONEY DEED OF TRUST AS DEFINED IN § 12-108(I) OF THIS ARTICLE FOR THE  
2 PROPERTY AND THE CO-MAKER OR GUARANTOR WILL NOT OCCUPY THE RESIDENCE  
3 AS THE CO-MAKER'S OR GUARANTOR'S PRINCIPAL RESIDENCE.

4 (C) AN INSTRUMENT OF WRITING THAT TRANSFERS IMPROVED  
5 RESIDENTIAL REAL PROPERTY TO A FIRST-TIME MARYLAND HOME BUYER WHO  
6 WILL OCCUPY THE PROPERTY AS A PRINCIPAL RESIDENCE IS NOT SUBJECT TO THE  
7 BALTIMORE COUNTY TRANSFER TAX.

8 (D) TO QUALIFY FOR THE EXEMPTION UNDER SUBSECTION (C) OF THIS  
9 SECTION, EACH GRANTEE OR AN AGENT OF THE GRANTEE SHALL PROVIDE A  
10 STATEMENT THAT IS SIGNED UNDER OATH BY THE GRANTEE OR AGENT OF THE  
11 GRANTEE STATING THAT:

12 (1) (I) THE GRANTEE IS AN INDIVIDUAL WHO HAS NEVER OWNED IN  
13 THE STATE RESIDENTIAL REAL PROPERTY THAT HAS BEEN THE INDIVIDUAL'S  
14 PRINCIPAL RESIDENCE; AND

15 (II) THE RESIDENCE WILL BE OCCUPIED BY THE GRANTEE AS  
16 THE GRANTEE'S PRINCIPAL RESIDENCE; OR

17 (2) (I) THE GRANTEE IS A CO-MAKER OR GUARANTOR OF A  
18 PURCHASE MONEY MORTGAGE OR PURCHASE MONEY DEED OF TRUST AS DEFINED  
19 IN § 12-108(I) OF THIS ARTICLE FOR THE PROPERTY; AND

20 (II) THE GRANTEE WILL NOT OCCUPY THE RESIDENCE AS THE  
21 CO-MAKER'S OR GUARANTOR'S PRINCIPAL RESIDENCE.

22 (E) A STATEMENT UNDER SUBSECTION (D) OF THIS SECTION BY AN AGENT  
23 OF A GRANTEE SHALL STATE THAT THE STATEMENT:

24 (1) IS BASED ON A DILIGENT INQUIRY MADE BY THE AGENT WITH  
25 RESPECT TO THE FACTS SET FORTH IN THE STATEMENT; AND

26 (2) IS TRUE TO THE BEST OF THE KNOWLEDGE, INFORMATION, AND  
27 BELIEF OF THE AGENT.

28 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
29 1, 2025.