

HOUSE BILL 602

Q6
HB 1295/25 – W&M

6lr1595

By: **Delegates R. Long and Mangione**

Introduced and read first time: January 28, 2026

Assigned to: Ways and Means

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 and 13–602 to be under the new subtitle “Subtitle 6. Baltimore
9 County Transfer Tax”

10 Annotated Code of Maryland

11 (2019 Replacement Volume and 2025 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 IN THIS SUBTITLE, “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 **13–602.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(A) IF THERE ARE TWO OR MORE GRANTEEES, THIS SECTION DOES NOT APPLY UNLESS EACH GRANTEE IS A FIRST-TIME MARYLAND HOME BUYER OR A CO-MAKER OR GUARANTOR OF A PURCHASE MONEY MORTGAGE OR PURCHASE MONEY DEED OF TRUST AS DEFINED IN § 12-108(I) OF THIS ARTICLE FOR THE PROPERTY AND THE CO-MAKER OR GUARANTOR WILL NOT OCCUPY THE RESIDENCE AS THE CO-MAKER'S OR GUARANTOR'S PRINCIPAL RESIDENCE.

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

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

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

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

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

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

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

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

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

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 2026.