

# HOUSE BILL 1273

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By: **Delegate Miller**

Introduced and read first time: February 12, 2026

Assigned to: Ways and Means

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## A BILL ENTITLED

1 AN ACT concerning

2 **Maryland Homeowner Protection and Homestead Tax Credit Portability Act of**  
3 **2026**

4 FOR the purpose of altering the maximum homestead tax credit percentage for State,  
5 county, municipal, and bicounty commission property tax; establishing a homestead  
6 portability adjustment for certain homeowners; and generally relating to property  
7 taxes for homeowners.

8 BY repealing and reenacting, without amendments,

9 Article – Tax – Property

10 Section 9–105(a)(9)

11 Annotated Code of Maryland

12 (2019 Replacement Volume and 2025 Supplement)

13 BY repealing and reenacting, with amendments,

14 Article – Tax – Property

15 Section 9–105(e)

16 Annotated Code of Maryland

17 (2019 Replacement Volume and 2025 Supplement)

18 BY adding to

19 Article – Tax – Property

20 Section 9–105.2

21 Annotated Code of Maryland

22 (2019 Replacement Volume and 2025 Supplement)

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

25 **Article – Tax – Property**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 9–105.

2 (a) (9) “Taxable assessment” means the assessment on which the property tax  
3 rate was imposed in the preceding taxable year, adjusted by the phased–in assessment  
4 increase resulting from a revaluation under § 8–104(c)(1)(iii) of this article, less the amount  
5 of any assessment on which a property tax credit under this section is authorized.

6 (e) (1) For each taxable year, the property tax credit under this section is  
7 calculated by:

8 (i) multiplying the prior year’s taxable assessment by the  
9 homestead credit percentage as provided under paragraph (2) of this subsection;

10 (ii) subtracting that amount from the current year’s assessment; and

11 (iii) if the difference is a positive number, multiplying the difference  
12 by the applicable property tax rate for the current year.

13 (2) For each taxable year, the homestead credit percentage under  
14 paragraph (1)(i) of this subsection is:

15 (i) for the State property tax and for any property tax imposed for a  
16 bicounty commission, [110%] **105%**;

17 (ii) for the county property tax:

18 1. the homestead credit percentage established by the county  
19 under paragraph (3) of this subsection; or

20 2. if the county has not set a percentage for the taxable year  
21 under paragraph (3) of this subsection or has not notified the Department as required under  
22 paragraph (6) of this subsection, the homestead credit percentage in effect for the county  
23 for the preceding taxable year; and

24 (iii) for the municipal corporation property tax:

25 1. the homestead credit percentage established by the  
26 municipal corporation under paragraph (4) of this subsection; or

27 2. if the municipal corporation has not set a percentage  
28 under paragraph (4) of this subsection or has not notified the Department as required under  
29 paragraph (7) of this subsection, the homestead credit percentage for the taxable year for  
30 the county in which the property is located.

31 (3) Subject to paragraph (5) of this subsection, the Mayor and City Council  
32 of Baltimore City and the governing body of a county on or before March 15 of any year

1 shall set, by law, the homestead credit percentage for the taxable year beginning the  
2 following July 1.

3 (4) Subject to paragraph (5) of this subsection, on or before March 25 of any  
4 year, the governing body of a municipal corporation may set or alter, by law, a homestead  
5 credit percentage for the taxable year beginning the following July 1 and any subsequent  
6 taxable year.

7 (5) The homestead credit percentage for any county or municipal  
8 corporation property tax:

9 (i) may not be less than 100% or exceed [~~110%~~] **105%** for any  
10 taxable year; and

11 (ii) shall be expressed in increments of 1 percentage point.

12 (6) The Mayor and City Council of Baltimore City and the governing body  
13 of a county shall notify the Department of any action taken under paragraph (3) of this  
14 subsection on or before March 15 preceding the taxable year for which the action is taken.

15 (7) A municipal corporation shall notify the Department of any action  
16 taken under paragraph (4) of this subsection on or before March 25 preceding the taxable  
17 year for which the action is taken.

18 **9-105.2.**

19 (A) (1) **IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS**  
20 **INDICATED.**

21 (2) **“DWELLING” HAS THE MEANING STATED IN § 9-105 OF THIS**  
22 **SUBTITLE.**

23 (3) **“HOMEOWNER” HAS THE MEANING STATED IN § 9-105 OF THIS**  
24 **SUBTITLE.**

25 (4) **“NEW DWELLING” MEANS THE DWELLING WHERE A HOMEOWNER**  
26 **RESIDES AT THE TIME THE HOMEOWNER SEEKS THE ADJUSTMENT UNDER THIS**  
27 **SECTION.**

28 (5) **“PREVIOUS DWELLING” MEANS A DWELLING FOR WHICH A**  
29 **HOMEOWNER RECEIVED THE CREDIT UNDER § 9-105 OF THIS SUBTITLE WITHIN THE**  
30 **3 YEARS PRECEDING THE HOMEOWNER’S ACQUISITION OF A NEW DWELLING.**

31 (6) **“TAXABLE ASSESSMENT” HAS THE MEANING STATED IN § 9-105**  
32 **OF THIS SUBTITLE.**

1           **(B) THERE IS A HOMESTEAD CREDIT PORTABILITY ADJUSTMENT AS**  
2 **PROVIDED IN THIS SECTION.**

3           **(C) A HOMEOWNER IS ELIGIBLE TO RECEIVE THE HOMESTEAD CREDIT**  
4 **PORTABILITY ADJUSTMENT IF THE HOMEOWNER:**

5                   **(1) RESIDES IN A NEW DWELLING;**

6                   **(2) RESIDED IN A PREVIOUS DWELLING; AND**

7                   **(3) MEETS THE APPLICATION REQUIREMENTS ESTABLISHED IN THIS**  
8 **SECTION.**

9           **(D) THE HOMESTEAD CREDIT PORTABILITY ADJUSTMENT IS CALCULATED**  
10 **AS FOLLOWS:**

11                   **(1) THE TAXABLE ASSESSMENT OF THE HOMEOWNER'S PREVIOUS**  
12 **DWELLING IN THE TAXABLE YEAR THE HOMEOWNER RELINQUISHED OWNERSHIP OF**  
13 **THE PREVIOUS DWELLING IS SUBTRACTED FROM THE ASSESSMENT OF THE**  
14 **HOMEOWNER'S PREVIOUS DWELLING IN THE TAXABLE YEAR THE HOMEOWNER**  
15 **RELINQUISHED OWNERSHIP OF THE PREVIOUS DWELLING; AND**

16                   **(2) THE DIFFERENCE CALCULATED UNDER ITEM (1) OF THIS**  
17 **SUBSECTION IS SUBTRACTED FROM THE ASSESSMENT OF THE HOMEOWNER'S NEW**  
18 **DWELLING.**

19           **(E) THE HOMESTEAD CREDIT PORTABILITY ADJUSTMENT:**

20                   **(1) APPLIES IN EACH TAXABLE YEAR IN WHICH THE HOMEOWNER**  
21 **RECEIVES THE CREDIT UNDER § 9-105 OF THIS SUBTITLE FOR THE HOMEOWNER'S**  
22 **NEW DWELLING; AND**

23                   **(2) MAY NOT EXCEED \$500,000 OF THE ASSESSMENT OF THE NEW**  
24 **DWELLING.**

25           **(F) (1) A HOMEOWNER SHALL APPLY FOR THE HOMESTEAD CREDIT**  
26 **PORTABILITY ADJUSTMENT ON THE HOMESTEAD CREDIT APPLICATION FORM**  
27 **UNDER § 9-105(D)(6) OF THIS SUBTITLE.**

28                   **(2) THE DEPARTMENT SHALL MODIFY THE HOMESTEAD CREDIT**  
29 **APPLICATION FORM UNDER § 9-105(D)(6) OF THIS SUBTITLE AS NECESSARY TO**

1 DETERMINE AN APPLICANT'S ELIGIBILITY FOR THE HOMESTEAD CREDIT  
2 PORTABILITY ADJUSTMENT.

3 (G) THE DEPARTMENT MAY ADOPT REGULATIONS TO IMPLEMENT THIS  
4 SECTION.

5 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
6 1, 2026.