

# HOUSE BILL 1308

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By: **Delegates Hornberger, Buckel, Ciliberti, Grammer, Griffith, Miller, and Schmidt**

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 **Homeowners' Property Tax Credit – Eligibility and Calculation – Alterations**

3 FOR the purpose of altering the calculation of the homeowners' property tax credit; altering  
4 certain limitations on eligibility for the credit relating to a homeowner's net worth  
5 and combined gross income; and generally relating to the homeowners' property tax  
6 credit.

7 BY repealing and reenacting, without amendments,

8 Article – Tax – Property

9 Section 9–104(a)(1)

10 Annotated Code of Maryland

11 (2019 Replacement Volume and 2025 Supplement)

12 BY repealing and reenacting, with amendments,

13 Article – Tax – Property

14 Section 9–104(a)(14), (e)(1), (g), and (j)(1)

15 Annotated Code of Maryland

16 (2019 Replacement Volume and 2025 Supplement)

17 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

18 That the Laws of Maryland read as follows:

19 **Article – Tax – Property**

20 9–104.

21 (a) (1) In this section the following words have the meanings indicated.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (14) (i) “Total real property tax” means the product of the sum of all  
2 property tax rates on real property, including special district tax rates, for the taxable year  
3 on a dwelling, multiplied by the lesser of:

4 1. ~~[\$300,000]~~ **\$480,000**; or

5 2. the assessed value of the dwelling reduced by the amount  
6 of any assessment on which a property tax credit is granted under § 9–105 of this subtitle.

7 (ii) “Total real property tax” does not include any adjustment for any  
8 other property tax credit under this title claimed against the property tax imposed on the  
9 dwelling.

10 (e) (1) On or before May 1 of each year, the Department shall provide the  
11 Comptroller information identifying owners of residential properties with an assessed  
12 value not exceeding ~~[\$300,000]~~ **\$480,000** who, during the preceding 3 years, failed to claim  
13 the property tax credit under this section.

14 (g) (1) Except as provided in subsection (h) of this section, the property tax  
15 credit under this section is the total real property tax of a dwelling, less the percentage of  
16 the combined income of the homeowner that is described in paragraph (2) of this subsection.

17 (2) The percentage is:

18 (i) 0% of the 1st ~~[\$8,000]~~ **\$12,500** of combined income;

19 (ii) 4% of the next ~~[\$4,000]~~ **\$6,500** of combined income;

20 (iii) 6.5% of the next ~~[\$4,000]~~ **\$6,500** of combined income; and

21 (iv) 9% of the combined income over ~~[\$16,000]~~ **\$25,500**.

22 (j) (1) A property tax credit under this section may not be granted to a  
23 homeowner whose combined net worth exceeds ~~[\$200,000]~~ **\$320,000** as of December 31 of  
24 the calendar year that precedes the year in which the homeowner applies for the property  
25 tax credit or whose combined gross income exceeds ~~[\$60,000]~~ **\$95,000** in that same  
26 calendar year.

27 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June  
28 1, 2026, and shall be applicable to all taxable years beginning after June 30, 2026.