

# HOUSE BILL 1466

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6lr2758

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By: **Delegate Wims**

Introduced and read first time: February 13, 2026

Assigned to: Economic Matters

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## A BILL ENTITLED

1 AN ACT concerning

2 **Department of Housing and Community Development – Appraisal Gap From**  
3 **Historic Redlining Financial Assistance Program – Qualified Properties**

4 FOR the purpose of expanding the definition of a qualified property for purposes of the  
5 Appraisal Gap From Historic Redlining Financial Assistance Program; and generally  
6 relating to the Appraisal Gap From Historic Redlining Financial Assistance  
7 Program.

8 BY repealing and reenacting, without amendments,  
9 Article – Housing and Community Development  
10 Section 4–2801(a) and (i) and 4–2802  
11 Annotated Code of Maryland  
12 (2019 Replacement Volume and 2025 Supplement)

13 BY repealing and reenacting, with amendments,  
14 Article – Housing and Community Development  
15 Section 4–2801(h)  
16 Annotated Code of Maryland  
17 (2019 Replacement Volume and 2025 Supplement)

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

20 **Article – Housing and Community Development**

21 4–2801.

22 (a) In this subtitle the following words have the meanings indicated.

23 (h) “Qualified property” means residential real property that is:

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (1) newly constructed or a formerly vacant structure that has been  
2 substantially rehabilitated;

3 (2) located in:

4 (i) 1. a low-income census tract as defined by the U.S.  
5 Department of Housing and Urban Development; and

6 [(ii)] 2. an area designated as a sustainable community; [and] OR

7 (II) AN AREA THAT MEETS CRITERIA ESTABLISHED BY THE  
8 DEPARTMENT FOR THE IDENTIFICATION NEIGHBORHOODS THAT:

9 1. HAVE BEEN HISTORICALLY REDLINED; OR

10 2. HAVE UNDERGONE URBAN RENEWAL; AND

11 (3) constructed or rehabilitated with the purpose of being sold to an  
12 owner-occupant at an affordable sales price.

13 (i) "Sustainable community" means an area designated as a sustainable  
14 community under § 6-205 of this article.

15 4-2802.

16 (a) There is an Appraisal Gap From Historic Redlining Financial Assistance  
17 Program in the Department.

18 (b) The purpose of the Program is to help close appraisal gaps that occur in  
19 historically redlined neighborhoods by making financial assistance available to:

20 (1) affordable housing developers working in low-income census tracts and  
21 sustainable communities; and

22 (2) individuals who purchase a qualified property:

23 (i) after a qualified project is completed;

24 (ii) at an affordable sales price as determined by regulations adopted  
25 by the Department; and

26 (iii) as an owner-occupant.

27 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
28 1, 2026.