

HOUSE BILL 1466

C9

6lr2758

By: **Delegate Wims**

Introduced and read first time: February 13, 2026

Assigned to: Economic Matters

Committee Report: Favorable

House action: Adopted

Read second time: March 6, 2026

CHAPTER _____

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**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 4–2801.

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

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

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

6 (2) located in:

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

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

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

12 1. HAVE BEEN HISTORICALLY REDLINED; OR

13 2. HAVE UNDERGONE URBAN RENEWAL; AND

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

16 (i) “Sustainable community” means an area designated as a sustainable
17 community under § 6–205 of this article.

18 4–2802.

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

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

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

25 (2) individuals who purchase a qualified property:

26 (i) after a qualified project is completed;

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

1 (iii) as an owner-occupant.

2 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
3 1, 2026.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.