

# HOUSE BILL 1518

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By: **Delegates Buckel, Adams, Baker, Beauchamp, Ciliberti, Hornberger, Hutchinson, Jacobs, McComas, Miller, T. Morgan, Nkongolo, Reilly, Schmidt, Tomlinson, and Wivell**

Introduced and read first time: February 13, 2026

Assigned to: Ways and Means

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## A BILL ENTITLED

1 AN ACT concerning

2 **Property Tax Assessments – 5–Year Assessment Cycle**

3 FOR the purpose of altering the triennial assessment cycle for real property for property  
4 tax purposes to a 5–year cycle; and generally relating to the valuation and  
5 assessment of real property for property tax purposes.

6 BY repealing and reenacting, with amendments,

7 Article – Tax – Property

8 Section 1–402(9) and (11), 2–203(a), 2–218.2(4), 7–204.1(a), 8–103(a), 8–104(b) and  
9 (c)(1) and (2), 8–209(g)(1)(iii) and (5) and (i)(1)(iii), (2), and (3)(iv), 8–401(c),  
10 (d), and (f), 8–417(c), 9–105.1(b), and 14–1103(b)

11 Annotated Code of Maryland

12 (2019 Replacement Volume and 2025 Supplement)

13 BY repealing and reenacting, without amendments,

14 Article – Tax – Property

15 Section 8–209(i)(1)(i) and 14–1103(a)

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 – Tax – Property**

21 1–402.

22 Property owners in this State have the following rights:

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (9) after an appeal hearing, the right to:

2 (i) not have an assessment increased during the current [3-year]  
3 **5-YEAR** cycle because of information ascertained at an appeal hearing on residential  
4 property; and

5 (ii) a reinspection of a property, upon request, to review updated  
6 information revealed during an appeal hearing that could result in a decreased assessment;

7 (11) the right to file a petition for review within any year of the [3-year]  
8 **5-YEAR** assessment cycle, as provided in § 8-415 of this article;

9 2-203.

10 (a) (1) The Department shall continually review all real property assessments  
11 to provide a review of each assessment at least once in each [3-year] **5-YEAR** cycle.

12 (2) If any assessment has not been reviewed during a [3-year] **5-YEAR**  
13 cycle, the Department may order a review of the assessment at any time.

14 2-218.2.

15 The Department shall publish on the Department's website a plain language  
16 description of the following:

17 (4) the circumstances under which the Department is required to revalue  
18 real property in any year of a [3-year] **5-YEAR** cycle; and

19 7-204.1.

20 (a) An organization that owns property in Baltimore City that is not subject to  
21 property tax as of June 1, 2014, under § 7-202 or § 7-204 of this subtitle shall submit an  
22 application to the Department in accordance with this section:

23 (1) beginning with April 1, 2016, on or before the earlier of April 1 of the  
24 year in which the property is assessed in accordance with the Department's [3-year]  
25 **5-YEAR** cycle or April 1, 2017; and

26 (2) on or before April 1 of each subsequent year in which the property is  
27 assessed in accordance with the Department's [3-year] **5-YEAR** cycle.

28 8-103.

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

1           **(2) “5-YEAR CYCLE” MEANS A CONTINUOUS SERIES OF 5 CALENDAR**  
2 **YEAR PERIODS BEGINNING FOR EACH PERIOD WITH THE 1ST CALENDAR YEAR**  
3 **AFTER THE CALENDAR YEAR IN WHICH A REVIEW OF REAL PROPERTY IS CONDUCTED**  
4 **UNDER § 8-104(B) OF THIS SUBTITLE.**

5           **[(2)] (3)** “New statewide value” means the phased in value of all real  
6 property subject to property tax on January 1 preceding any taxable year, excluding the  
7 phased in value of real property assessed for the 1st time during the calendar year  
8 beginning on that January 1.

9           **[(3)] (4)** “Phased in value” means for the 1st, 2nd, [or] 3rd, **4TH, OR 5TH**  
10 year of a [3-year] **5-YEAR** cycle:

11           (i) the prior value of real property increased by [one-third,  
12 two-thirds,] **ONE-FIFTH, TWO-FIFTHS, THREE-FIFTHS, FOUR-FIFTHS,** or the full  
13 amount by which the value increased over the prior value based on a physical inspection of  
14 the real property; or

15           (ii) if the value of real property has not increased, the value  
16 determined in the most recent valuation.

17           **[(4) “3-year cycle” means a continuous series of 3 calendar year periods**  
18 **beginning for each period with the 1st calendar year after the calendar year in which a**  
19 **physical inspection of real property is made under § 8-104(b) of this subtitle.]**

20 8-104.

21           (b) (1) Notwithstanding a revaluation under subsection (c) of this section, the  
22 Department or supervisor shall value all real property once in every [3-year] **5-YEAR** cycle  
23 based on a review of the real property under § 2-203 of this article.

24           (2) The date of finality for real property that is valued under this  
25 subsection is the January 1 immediately before the 1st taxable year to which the  
26 assessment based on the new value is applicable.

27           (c) (1) In any year of a [3-year] **5-YEAR** cycle, real property shall be revalued  
28 if any of the factors listed below causes a change in the value of the real property:

29           (i) the zoning classification is changed at the initiative of the owner  
30 or anyone having an interest in the property;

31           (ii) a change in use or character occurs;

32           (iii) substantially completed improvements are made which add at  
33 least \$100,000 in value to the property;

1 (iv) an error in calculation or measurement of the real property  
2 caused the value to be erroneous;

3 (v) a residential use assessment is terminated pursuant to § 8–226  
4 of this title; or

5 (vi) a subdivision occurs. For purposes of this subsection,  
6 “subdivision” means the division of real property into 2 or more parcels by subdivision plat,  
7 condominium plat, time–share, metes and bounds, or other means.

8 (2) When real property is revalued under this subsection, the Department  
9 or supervisor shall:

10 (i) determine the value that would have resulted if the revaluation  
11 had occurred for the 1st year of the [3–year] **5–YEAR** cycle;

12 (ii) determine the value that would have resulted if the revaluation  
13 had occurred for the 1st year of the preceding [3–year] **5–YEAR** cycle; and

14 (iii) adjust the phased–in value for each of the years remaining in the  
15 [3–year] **5–YEAR** cycle to reflect the change that results from the revaluation.

16 8–209.

17 (g) (1) In this subsection the following words have the meanings indicated:

18 (iii) “average gross income” means the average of the [2] 4 highest  
19 years of gross income during a [3–year] **5–YEAR** period;

20 (5) If land that appears to be actively used does not yield an average gross  
21 income of \$2,500, the Director shall waive the gross income requirement on finding that:

22 (i) the land is leased and the nature of the farm or agricultural use  
23 of the land when related to the amount of the land in farm or agricultural use reasonably  
24 would be expected to yield an average gross income of at least \$2,500;

25 (ii) the nature of the farm or agricultural use of the land and the  
26 amount of the land in farm or agricultural use reasonably would be expected to yield an  
27 average gross income of at least \$2,500 from the agricultural products, if sold, that are  
28 derived from the use of the land;

29 (iii) a drought or other natural cause has adversely affected the  
30 income–producing capability of the land during a [3–year] **5–YEAR** period; or

31 (iv) for a newly established farm or agricultural use, the nature of  
32 the use and the amount of the land in farm or agricultural use reasonably would be expected

1 to yield an average gross income of at least \$2,500 if the use had existed for a [3-year]  
2 **5-YEAR** period.

3 (i) (1) (i) In this subsection the following words have the meanings  
4 indicated.

5 (iii) ["3-year"] "**5-YEAR** cycle" has the meaning stated in § 8-103 of  
6 this title.

7 (2) The Director may grant a waiver from the requirements of subsection  
8 (e) or (g) of this section if:

9 (i) the property owner is at least 70 years of age;

10 (ii) the property owner applies to the Department for a waiver of the  
11 requirements of either subsection (e) or (g) of this section;

12 (iii) the land has not changed ownership during the two previous  
13 [3-year] **5-YEAR** cycles; and

14 (iv) the land has been assessed for at least the two previous [3-year]  
15 **5-YEAR** cycles on the basis of farm or agricultural use under the law or regulations of the  
16 Department that were in effect as of the date of the application.

17 (3) The Director may grant a waiver from the requirements of subsection  
18 (e) or (g) of this section if:

19 (iv) the land has been assessed for at least the two previous [3-year]  
20 **5-YEAR** cycles on the basis of farm or agricultural use under the law or regulations of the  
21 Department that were in effect as of the date of the application.

22 8-401.

23 (c) The notice for subsection (b)(1) of this section shall include:

24 (1) the amount of the current value;

25 (2) the amount of the proposed value including a statement that the total  
26 amount of the proposed value is the value for purposes of appeal;

27 (3) the amount of the proposed value that will be the basis for the  
28 assessment in each year of the [3-year] **5-YEAR** cycle;

29 (4) a statement:

30 (i) indicating the right to appeal; and

1 (ii) briefly describing the appeal process and the property owner's  
2 bill of rights; and

3 (5) a statement that valuation records are available as provided by §  
4 14–201 of this article.

5 (d) In the instance of notices required in subsection (b)(2), (3), (4), and (5) of this  
6 section, the notice shall include:

7 (1) the amount of the current value;

8 (2) the amount of the proposed or final value;

9 (3) the amount of the proposed value that is the basis for the assessment  
10 in the applicable years of the [~~3-year~~] **5-YEAR** cycle;

11 (4) a statement:

12 (i) indicating the right of appeal; and

13 (ii) briefly describing the appeal process and the property owner's  
14 bill of rights; and

15 (5) a statement that valuation records are available as provided by §  
16 14–201 of this article.

17 (f) A failure to send a notice of any change in value or classification within 30  
18 days after the date provided in subsection (e) of this section creates an irrebuttable  
19 presumption that in the instances specified in subsection (b)(1) through (4) of this section  
20 the prior value has not changed unless:

21 (1) the property has been transferred for consideration to new ownership  
22 during the previous calendar year;

23 (2) the zoning classification of the property changed during the current  
24 [~~triennial~~] **QUINQUENNIAL** cycle or the previous calendar year, whichever is earlier,  
25 resulting in an increased value of the property;

26 (3) a substantial change occurred in the use or character of the property  
27 during the current [~~triennial~~] **QUINQUENNIAL** cycle or the previous calendar year,  
28 whichever is earlier;

29 (4) extensive improvements have been made on the property during the  
30 current [~~triennial~~] **QUINQUENNIAL** cycle or the previous calendar year, whichever is  
31 earlier, as provided in § 8–104(c)(1)(iii) of this title;

1 (5) due to an error in calculating or measuring improvements on the  
2 property the assessment for the previous taxable year was clearly erroneous; or

3 (6) the assessment has been decreased.

4 8–417.

5 (c) (1) When escaped property is assessed it is placed on the assessment roll  
6 and tax roll and is subject to property tax for:

7 (i) the current taxable year; and

8 (ii) not more than [3] 5 previous taxable years.

9 (2) The county tax imposition for each county or municipal corporation tax  
10 imposition for each municipal corporation shall be deemed to have covered all property that  
11 was not assessed but which should have been assessed for the year that any county or  
12 municipal corporation tax was imposed.

13 9–105.1.

14 (b) On or before January 1 each year, Baltimore City shall mail a notice of the tax  
15 credit under § 9–105 of this subtitle to each homeowner in Baltimore City:

16 (1) who has not applied for the tax credit under § 9–105 of this subtitle;  
17 and

18 (2) whose dwelling has an assessed value, when fully phased in, in the  
19 current [3–year] 5–YEAR assessment cycle that is more than 10% greater than the  
20 dwelling’s assessed value, when fully phased in, in the immediately preceding [3–year]  
21 5–YEAR assessment cycle.

22 14–1103.

23 (a) Except as otherwise provided in subsections (b) and (c) of this section, property  
24 tax shall be assessed for the taxable period specified in Title 8 of this article.

25 (b) Escaped property shall be assessed under § 8–417 of this article at the time  
26 the property is located and for not more than the [3] 5 preceding taxable years.

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