

SENATE BILL 735

Q1

6lr2835
CF HB 1088

By: **Senator King**

Introduced and read first time: February 6, 2026

Assigned to: Budget and Taxation

A BILL ENTITLED

1 AN ACT concerning

2 **Property Tax – Petition to Review Value of Commercial Real Property**

3 FOR the purpose of authorizing a county or a municipal corporation to submit a certain
4 petition for review to appeal the value of commercial real property located in the
5 county or municipal corporation and sold to a new owner under certain
6 circumstances; and generally relating to the assessment of real property.

7 BY repealing and reenacting, with amendments,
8 Article – Tax – Property
9 Section 8–415 and 14–503
10 Annotated Code of Maryland
11 (2019 Replacement Volume and 2025 Supplement)

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

14 **Article – Tax – Property**

15 8–415.

16 **(A)** The owner of real property may submit a petition for review as provided by §
17 14–503(a) of this article.

18 **(B) A COUNTY OR A MUNICIPAL CORPORATION MAY SUBMIT A PETITION FOR**
19 **REVIEW AS PROVIDED IN § 14–503(B) OF THIS ARTICLE.**

20 14–503.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(a) A taxpayer may appeal the value or classification of the real property by submitting a petition for review to the supervisor on or before the date of finality for the next taxable year.

(b) **(1) A COUNTY OR A MUNICIPAL CORPORATION MAY SUBMIT A PETITION FOR REVIEW TO THE SUPERVISOR ON OR BEFORE THE DATE OF FINALITY FOR THE NEXT TAXABLE YEAR TO APPEAL THE VALUE OF COMMERCIAL REAL PROPERTY:**

**(I) LOCATED IN THE COUNTY OR MUNICIPAL CORPORATION;
AND**

(II) SOLD TO A NEW OWNER, IF THE TOTAL SALES PRICE OF THE PROPERTY IS 20% OR MORE THAN THE TOTAL SALES PRICE WHEN THE PROPERTY WAS PREVIOUSLY SOLD.

(2) THE DEPARTMENT SHALL ADOPT PROCEDURES TO CARRY OUT THIS SUBSECTION.

(C) If the requirements of subsection (a) OR (B) of this section are met, the supervisor or the supervisor's designee shall hold a hearing as provided under § 14-510 of this subtitle.

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