

# SENATE BILL 767

Q1

6lr2428  
CF HB 840

---

By: **Senator Ferguson**

Introduced and read first time: February 6, 2026

Assigned to: Budget and Taxation

---

## A BILL ENTITLED

1 AN ACT concerning

2 **Property Tax – Credit for Commercial Buildings Rented to Small Businesses**

3 FOR the purpose of authorizing the Mayor and City Council of Baltimore City and the  
4 governing body of a county or municipal corporation to grant, by law, a credit against  
5 the county or municipal corporation property tax imposed on a commercial building  
6 that is rented to a small business if the commercial building is located in certain  
7 areas; and generally relating to a property tax credit for commercial buildings rented  
8 to small businesses.

9 BY adding to  
10 Article – Tax – Property  
11 Section 9–276  
12 Annotated Code of Maryland  
13 (2019 Replacement Volume and 2025 Supplement)

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

16 **Article – Tax – Property**

17 **9–276.**

18 **(A) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE**  
19 **GOVERNING BODY OF A COUNTY OR MUNICIPAL CORPORATION MAY GRANT, BY LAW,**  
20 **A TAX CREDIT AGAINST THE COUNTY OR MUNICIPAL CORPORATION PROPERTY TAX**  
21 **IMPOSED ON A COMMERCIAL BUILDING THAT IS RENTED OR RENTED TO OWN AT**  
22 **FAIR MARKET VALUE TO A SMALL BUSINESS IF THE COMMERCIAL BUILDING IS**  
23 **LOCATED IN:**

---

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1                   **(1) AN ARTS AND ENTERTAINMENT DISTRICT DESIGNATED UNDER**  
2 **TITLE 4, SUBTITLE 7 OF THE ECONOMIC DEVELOPMENT ARTICLE; OR**

3                   **(2) A MAIN STREET MARYLAND COMMUNITY DESIGNATED BY THE**  
4 **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.**

5           **(B) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE**  
6 **GOVERNING BODY OF A COUNTY OR MUNICIPAL CORPORATION MAY PROVIDE, BY**  
7 **LAW, FOR:**

8                   **(1) THE AMOUNT AND DURATION OF THE TAX CREDIT UNDER THIS**  
9 **SECTION;**

10                  **(2) ADDITIONAL ELIGIBILITY CRITERIA FOR THE TAX CREDIT UNDER**  
11 **THIS SECTION;**

12                  **(3) APPLICATION PROCEDURES FOR THE TAX CREDIT UNDER THIS**  
13 **SECTION; AND**

14                  **(4) ANY OTHER PROVISION NECESSARY TO CARRY OUT THE TAX**  
15 **CREDIT UNDER THIS SECTION.**

16           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June  
17 1, 2026, and shall be applicable to all taxable years beginning after June 30, 2026.