

SENATE BILL 767

Q1

6lr2428
CF HB 840

By: **Senator Ferguson**

Introduced and read first time: February 6, 2026

Assigned to: Budget and Taxation

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: February 23, 2026

CHAPTER _____

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**

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 IMPOSED ON A COMMERCIAL BUILDING THAT IS RENTED OR RENTED TO OWN AT
2 FAIR MARKET VALUE TO A SMALL BUSINESS IF THE COMMERCIAL BUILDING IS
3 LOCATED IN:

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

6 (2) A MAIN STREET MARYLAND COMMUNITY DESIGNATED BY THE
7 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT;

8 (3) A BALTIMORE MAIN STREET AS DESIGNATED BY THE MAYOR AND
9 CITY COUNCIL OF BALTIMORE CITY; OR

10 (4) ANY OTHER BUSINESS IMPROVEMENT DISTRICT AS DESIGNATED
11 BY THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE GOVERNING BODY
12 OF A COUNTY OR MUNICIPAL CORPORATION.

13 (B) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE
14 GOVERNING BODY OF A COUNTY OR MUNICIPAL CORPORATION MAY PROVIDE, BY
15 LAW, FOR:

16 (1) THE AMOUNT AND DURATION OF THE TAX CREDIT UNDER THIS
17 SECTION;

18 (2) ADDITIONAL ELIGIBILITY CRITERIA FOR THE TAX CREDIT UNDER
19 THIS SECTION;

20 (3) APPLICATION PROCEDURES FOR THE TAX CREDIT UNDER THIS
21 SECTION; AND

22 (4) ANY OTHER PROVISION NECESSARY TO CARRY OUT THE TAX
23 CREDIT UNDER THIS SECTION.

24 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June
25 1, 2026, and shall be applicable to all taxable years beginning after June 30, 2026.