

SENATE BILL 812

Q1

6lr3325

By: **Senator Hayes**

Introduced and read first time: February 6, 2026

Assigned to: Budget and Taxation

A BILL ENTITLED

1 AN ACT concerning

2 **Homeowners' Property Tax Credit – Eligibility and Calculation – Alterations**

3 FOR the purpose of altering the calculation of a certain homeowners' property tax credit;
4 increasing a certain combined gross income limit used for determining eligibility for
5 the credit; and generally relating to the homeowners' property tax credit.

6 BY repealing and reenacting, without amendments,
7 Article – Tax – Property
8 Section 9–104(a)(1) and (14) and (f)
9 Annotated Code of Maryland
10 (2019 Replacement Volume and 2025 Supplement)

11 BY repealing and reenacting, with amendments,
12 Article – Tax – Property
13 Section 9–104(g) and (j)(1)
14 Annotated Code of Maryland
15 (2019 Replacement Volume and 2025 Supplement)

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

18 **Article – Tax – Property**

19 9–104.

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

21 (14) (i) “Total real property tax” means the product of the sum of all
22 property tax rates on real property, including special district tax rates, for the taxable year
23 on a dwelling, multiplied by the lesser of:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1. \$300,000; or

2. the assessed value of the dwelling reduced by the amount of any assessment on which a property tax credit is granted under § 9–105 of this subtitle.

(ii) “Total real property tax” does not include any adjustment for any other property tax credit under this title claimed against the property tax imposed on the dwelling.

(f) A homeowner who meets the requirements of this section shall be granted the property tax credit under this section against the property tax imposed on the real property of the dwelling.

(g) (1) Except as provided in subsection (h) of this section, the property tax credit under this section is the total real property tax of a dwelling, less the percentage of the combined income of the homeowner that is described in paragraph (2) of this subsection.

(2) The percentage is:

(i) 0% of the 1st ~~[\$8,000]~~ **\$15,000** of combined income;

(ii) ~~[4%]~~ **3%** of the next ~~[\$4,000]~~ **\$7,500** of combined income;

(iii) ~~[6.5%]~~ **6%** of the next ~~[\$4,000]~~ **\$7,500** of combined income; and

(iv) 9% of the combined income over ~~[\$16,000]~~ **\$30,000**.

(j) (1) A property tax credit under this section may not be granted to a homeowner whose combined net worth exceeds \$200,000 as of December 31 of the calendar year that precedes the year in which the homeowner applies for the property tax credit or whose combined gross income exceeds ~~[\$60,000]~~ **\$100,000** in that same calendar year.

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