



House Bill 1182 – Tax – Property – Tax Sales

Position: Support

The Maryland REALTORS® support HB 1182 which seeks additional flexibility in the tax sale process.

Although this bill was introduced to address a specific constituent concern, the legislation would introduce additional flexibility for low value properties that have been delinquent for at least 5 years. Current law prevents local governments from selling residential property if the taxes (including interest and penalties) are less than \$750 (commercial property has a limit of \$250 property).

As a result, this bill would only affect property that has a tax liability of less than \$750 (if it is residential and \$250 (if it is commercial) after 5 years. This length of time ensures that the affected properties are very low value property (possibly vacant or unbuildable), and that the owner has had plenty of time to explore other options to tax sale. In addition, the current law still provides the county the ability to pull property out of the tax sale process if the lot:

- Was targeted for redevelopment
- The sale could contribute to a blighting condition (or other criteria set locally)
- The property is subject to foreclosure
- The property is owned by an individual who may be elderly, disabled or low-income.

As many Maryland counties approach build out on undeveloped land, giving additional flexibility to counties to return “abandoned” property to productive use makes sense, and the Maryland REALTORS® recommends a favorable report.

**For more information contact bill.castelli@mdrealtor.org,
susan.mitchell@mdrealtor.org, or lisa.may@mdrealtor.org**