



Bill No: HB 896 – Property Tax Appeals – Commercial and Industrial Property - Fees

Committee: Ways and Means

Date: February 28, 2023

Position: Unfavorable

The Apartment and Office Building Association of Metropolitan Washington (AOBA) represents members that own or manage more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George’s Counties.

HB 896 imposes a \$50 fee for commercial or industrial property tax appeals on properties valued over \$1,000,000. AOBA members frequently appeal and receive reduced property tax assessments. Members should not have to pay an additional fee for the state’s failure to properly assess properties. While the fee may seem nominal, it can quickly add up across multiple properties. Furthermore, this fee adds to the list of increased operating expenses that the commercial property industry has endured during the COVID-19 pandemic. Other rising costs include labor, utility rates, insurance, and delinquencies.

For these reasons, AOBA urges an unfavorable report on HB 896 . For further information, contact Brian Anleu, AOBA Vice President of Government Affairs for Maryland at (240)381-0494 or banleu@aoba-metro.org.