

SB 826 - Homeowners Property Tax Credit - FAV - RE

Uploaded by: Christa McGee

Position: FAV



Senate Bill 826 – Homeowners Property Tax Credit – Qualified Application and Certification Requirements

Position: Support

Maryland REALTORS® supports SB 826 which would modify the current application requirements associated with the Homeowners Property Tax Credit among individuals whose incomes are limited to their social security benefits, pensions, or annuities.

Currently, to be eligible to receive the Homeowners Property Tax Credit, individuals are required to reapply for the tax incentive on an annual basis and certify their gross income. This bill would allow individuals whose gross income is limited to social security benefits, pensions, and annuities to receive the credit for three years before they would have to reapply, provided they certify their income on an annual basis.

REALTORS® support efforts to reduce the amount of time and unnecessary paperwork required to take advantage of this tax credit; and therefore, request a favorable report on Senate Bill 826.

For more information contact lisa.may@mdrealtor.org or christa.mcgee@mdrealtor.org

CDN SB826 FAVORABLE.pdf

Uploaded by: Claudia Wilson Randall

Position: FAV



Testimony SB 826
Environment and Transportation Committee
March 28, 2023
Position: FAVORABLE

Dear Chairman Barve and Members of the Environment and Transportation Committee

The Community Development Network of Maryland (CDN) is the voice for Maryland’s community development sector and serves nearly 200 member organizations. CDN—focuses on small affordable housing developers, housing counseling agencies and community-based non-profits across the state of Maryland. The mission of CDN is to promote, strengthen and advocate for the community development sector throughout Maryland’s urban, suburban and rural communities.

CDN has been part of the ongoing work to reform the process of tax sale in the state since 2016. In 2017, CDN was a lead partner in the Task Force to Study Tax Sales in Maryland. CDN currently serves on the Baltimore City Mayor’s Tax Sale Workgroup in Baltimore City.

SB 826– Altering the application requirements for the homeowners' tax credit to allow homeowners with certain types of income to file an application every 3 years, subject to a certain certification requirement.

Most of the people in the state impacted by tax sale are older, single, African American women living at or below the poverty line. In 2022, the average amount owed was under \$3000. Though most of the homeowners were eligible for the Homeowner’s Tax Credit Program, many had applied or were aware of the program. For these vulnerable homeowners, the tax sale has stripped away generational wealth and housing stability.

Over the years, Maryland has enacted more consumer-friendly policy to prevent most vulnerable homeowners from losing their houses. These improvements include higher thresholds for tax sale, removal of water bills, and the appointment of a public ombudsman to help owner occupants keep their homes. Allowing homeowners with social security and disability income to file an application every three years would help more older adult residents to retain homeownership and save generational wealth for them to pass on to their family members.

We urge your favorable report for SB 826.

Submitted by Claudia Wilson Randall, Executive Director, Community Development Network

Crossover SB826 Economic Action MD Testimony 2023.

Uploaded by: Isadora Stern

Position: FAV



Testimony to the House Ways & Means Committee

SB826: Homeowners' Property Tax Credit - Qualified Homeowner - Application and Certification Requirements

Position: Favorable

March 28, 2023

Honorable Delegate Atterbeary, Chair
House Ways and Means Committee
131, House Office Building
Annapolis, Maryland 21401

cc: Members, Ways and Means Committee

Honorable Chair Atterbeary and Members of the Committee:

Economic Action Maryland (formerly the Maryland Consumer Rights Coalition) is a people-centered movement to expand economic rights, housing justice, and community reinvestment for working families, low-income communities, and communities of color. Economic Action Maryland provides direct assistance today while passing legislation and regulations to create systemic change in the future.

We are in strong support of SB826, which allows homeowners who qualify for the Homeowners Tax Credit to be presumed eligible for a three year period before having to re-apply for the tax credit.

For the past six years, Economic Action Maryland's SOAR (Securing Older Adult Resources) program has led efforts to promote the Homeowners' and Renters' Tax Credits. We extensively market the program, train service providers, VITA staff, and others how to screen for it, and partner with older-adult, legal services, and financial providers to increase the number of applicants each year. In 2022, Economic Action Maryland returned an expected \$480, 429 in homeowners and renters tax credits to financially fragile older adults.

We remind homeowners each year that they must reapply for the Homeowners Tax Credit and many do, but not everyone does-missing out on valuable credits. Some may confuse the annual Homeowners Tax Credit with the one-time Homestead Tax Credit. Others, as they age, experience memory loss and may lose out on this valuable credit due to the natural consequences of aging.

For our own work, our efforts to reach out, remind, and assist our current clients in completing their Homeowners Tax Credit limits our ability to take on new clients and expand awareness of and assistance with completing this tax credit thus, limiting the number of older adults who receive this benefit.

In the past year, inflation has been at a 40 year high and as a recent [Washington Post](#) article notes these soaring prices are increasing the precarity of many older adults, particularly those living on a fixed income. UMASS Boston's [Elder Index](#) found that older adult homeowners in Maryland need \$41, 736 a year to live independently which is 115% higher than the national average. The Homeowners Tax Credit is an important tool in assisting older adults in reaching the amount they need to live independently.



**ECONOMIC
ACTION MD**

SB826 will ensure more older adults receive this credit by reducing burdensome re-application while still ensuring that they meet the income eligibility requirements. It will also allow Economic Action Maryland and other nonprofits to use our limited staff capacity to reach new applicants and expand the use of this credit which benefits more financially fragile older adults statewide.

For all of these reasons, we support SB826 and urge a favorable report.

Sincerely,
Isadora Stern
Policy Manager

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Uploaded by: Director Michael Higgs

Position: FWA

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Governor

ARUNA MILLER
Lt. Governor



MICHAEL HIGGS
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HEARING DATE: March 28, 2023

BILL: SB0826

TITLE: Homeowners' Property Tax Credit - Qualified Homeowner - Application and Certification Requirements

SDAT POSITION: SUPPORT WITH AMENDMENTS

SB0826 would reduce the amount of paperwork that certain applicants will need to submit to the State Department of Assessments and Taxation (SDAT) for the Homeowners' Tax Credit.

For applicants who continue to have income solely from social security, a pension, or an annuity, and have met other requirements, the Department will permit the applicants to submit a "mini" application every second and third year.

This bill will make the process less burdensome for fixed-income seniors and certain other qualified reactants as well as add increased efficiency for SDAT.

The Department requests that SB0826 be amended to conform with HB0897. The amendments that the House added to HB0897 are strongly supported by the Department.

For these reasons, SDAT strongly urges a favorable with amendments vote on SB0826.