



Maryland Municipal League  
*The Association of Maryland's Cities and Towns*

# TESTIMONY

February 20, 2024

**Committee:** House Ways & Means

**Bill:** HB 826 - Real Property – Taxation of Vacant Property, Certification of Company Representatives, and Short-Term Rentals

**Position:** Support with Amendments

**Reason for Position:**

The Maryland Municipal League (MML) supports House Bill 826, with amendment.

HB 826 authorizes the City of Baltimore and all 23 counties to set a special property tax rate for improved residential properties that were cited as vacant and unfit for habitation. It also establishes a “short-term rental” subclass of real property which grants counties the ability to ensure these properties are not burdening public infrastructure or contributing to Maryland’s housing crisis.

Housing availability and affordability is a critical issue, especially in high-income areas, but tools available to local governments are limited. This bill can provide valuable vehicles for local governments to address the housing supply in our communities.

For these reasons, the League respectfully requests an amendment expanding access to these tools to municipalities in addition to Baltimore City and all 23 counties. With that amendment, the League respectfully requests that the committee provide House Bill 826 with a favorable report.

**FOR MORE INFORMATION CONTACT:**

Theresa Kuhns  
Angelica Bailey Thupari, Esq.  
Bill Jorch  
Justin Fiore

Chief Executive Officer  
Director, Advocacy & Public Affairs  
Director, Public Policy & Research  
Deputy Director, Advocacy & Public Affairs