

NAIOP

MARYLAND CHAPTERS



THE ASSOCIATION FOR
COMMERCIAL REAL ESTATE

February 6, 2024

The Honorable, Vanessa E. Atterbeary, Chair
House Ways and Means Committee
Room 131, House Office Building
Annapolis, Maryland 21401

Oppose: HB 248 – Property Tax Assessment Appeal Boards and Supervisors – Regional Organization

Dear Chair, Atterbeary and Committee Members:

NAIOP represents 22,000 commercial real estate professionals in the United States and Canada. Our Maryland membership is comprised of a mix of local firms and publicly traded real estate investment trusts that have long-standing investments in Maryland but also have experience in national and international markets. NAIOP members deliver office, mixed use, multi-family, and warehouse developments that meet the changing ways that people work, live, shop and play.

On behalf of our member companies, I am writing in opposition to HB 248 which would create regional Property Tax Assessment Appeal Boards and Supervisors of Assessments. NAIOP's opposition is based on the following rationale:

- Despite requiring that property owners provide annual income and expense information, property assessments are frequently wrong but presumed to be correct. This leaves the Property Tax Assessment Appeal Boards and the Tax Court to provide a much-needed backstop for taxpayers.
- Currently some Property Tax Assessment Appeals Boards have significant backlogs of appeals. Wait times for hearings can be over a year. We do not see how either of these issues will be improved by regionalizing the assessment and appeals process.
- If there is a consensus among other stakeholders, it may be advisable to consider regionalizing some of the smaller jurisdictions while leaving the larger jurisdictions as-is.

For these reasons, NAIOP respectfully requests your unfavorable report on HB 248.

Thank you for considering our point of view.

Sincerely,

Tom Ballentine, Vice President for Policy
NAIOP – Maryland Chapters, *The Association for Commercial Real Estate*

cc: Ways and Means Committee Members
Nick Manis – Manis, Canning Assoc.