



Real Property Section

To: Ways and Means Committee (House)

From: Legislative Committee of the Real Property Section Counsel

Date: February 9, 2024 [Hearing Date February 13, 2024]

Subject: **HB 638** – State Transfer Tax – Rates and Distribution of Revenue – Alterations

Position: **Opposed**

The Real Property Section Counsel of the Maryland State Bar Association (MSBA) opposes House Bill 638 – State Transfer Tax – Rates and Distribution of Revenue – Alterations.

The bill seeks to increase the amount of transfer taxes on most residential property sales and many sales of commercial property. According to the Baltimore Sun, “Transfer taxes in Md. are fifth-highest in U.S., study finds”.

<https://www.baltimoresun.com/2003/01/19/transfer-taxes-in-md-are-fifth-highest-in-us-study-finds/>

The cost to transfer real property in Maryland is already exceptionally high. This bill seeks to make selling and buying real property in Maryland even worse for consumers.

For these reasons, the Real Property Section Counsel of the MSBA **opposes HB 638** and asks for an **unfavorable report**. Thank you for your consideration.