



Testimony HB 20
House Ways & Means Committee
January 17, 2024
Position: FAVORABLE

Dear Chairperson Atterbeary and Members of the Ways and Means 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 envisions a state in which all communities are thriving and where people of all incomes have abundant opportunities for themselves and their families.

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.

HB 20 requires that real property be revalued during a 3-year assessment cycle if, within 1 year after the assessment of a property is reduced due to an appeal, the property transfers for consideration that exceeds the value of the property before the reduction of the assessment.

This is a critical reform because too many homeowners end up in a web of entanglements as they try to navigate the appeals process. SDAT does not track properties after evaluations take place.

Over the years, Maryland has enacted more consumer-friendly policy to prevent low- income homeowners from losing their houses to tax sale an unscrupulous flippers.

We ask your favorable report for HB 20.

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