



February 10, 2025

Testimony on SB 472 –
Improvements to Property Adjacent to Rail Stations –
Budget & Taxation Committee

Position: Favorable

The Transform Maryland Transportation Coalition supports SB 472, which authorizes counties and Baltimore City to establish a split tax rate near rail transit stations such that land is taxed at a certain rate and improvements on the land are taxed at a different rate.

The idea is to incentivize building housing and jobs near transit. Under the current system of property taxes, it is more advantageous to build sparsely, which is the opposite of what is needed around transit. Transit-oriented development will increase the return on the investment Maryland makes in building, maintaining and operating transit systems by growing ridership and producing the benefits that result when people make more trips by transit: less vehicular traffic, less pollution, more economic development. SB 472 will address the fiscal crises faced by transit agencies and the housing affordability crisis faced by Maryland households.

We encourage a FAVORABLE report for Senate Bill 472.