



Senate Bill 510

Excess Ownership of Single-Family Residences Excise Tax (End Hedge Fund Control of Maryland Homes Act of 2025)

MACo Position: **SUPPORT**

To: Budget & Taxation Committee

Date: February 12, 2025

From: Dominic J. Butchko

The Maryland Association of Counties (MACo) **SUPPORTS** SB 510. This bill, and its companion SB 511, seek to establish commonsense guardrails on large hedge funds and other Wall Street-backed firms from purchasing a disproportionate amount of any one county's housing supply.

Maryland is facing historic challenges this legislative session. Uncertainty over the state economy, how changes in Washington will affect Marylanders, lags in affordable housing production, a budding energy crisis brought on by nearby high energy-users, and myriad other important issues all need to be addressed by legislators in 2025. The single thread that binds all of these issues together is that a more resilient, faster-growing, diverse economy will largely insulate constituents from some of the worst headwinds still beyond the horizon. This bill gives counties a stronger tool to help build a broader economy in the communities that our mutual constituents call home.

Counties applaud the intent of SB 510, and its companion bill SB 511. The challenges around affordable housing are multipronged, and to a meaningful extent are driven, or exacerbated, by the greed of out-of-state corporate interests looking to Maryland to profit from the widespread housing crisis. There is no silver bullet for lowering housing costs; Maryland needs a robust, diverse, and flexible strategy, including targeting the worst actors who artificially drive up the cost of housing and have no regard for the impact on local communities.

SB 510, and its companion SB 511, are smart, tactile, and badly needed solutions for modern housing challenges. For this reason, MACo urges the Committees to give SB 510 a **FAVORABLE** report.