

February 10, 2025

The Honorable Chairman Guzzone
The Senate Budget & Tax Committee

RE: HB 1189/SB 550 – Baltimore City – Property Tax – Authority to Establish a Subclass and Special Rate for Property No Longer Used for Nonprofit Purposes
Position: Oppose

Dear Mr. Chairman Guzzone and Members of Senate Budget and Tax,

The Greater Baltimore Board of REALTORS® (GBBR) is an association of REALTORS®, brokers, and property managers advocating for property rights in the greater Baltimore area.

HB 1189/SB 550 allows for the creation of a separate tax rate for real property owned by a nonprofit organization, which is counter to Article 1, Section 6 of the Baltimore City Charter requiring that all properties are taxed at the same rate.

We believe that HB 1189/SB 550 is being proposed with the intention to tax owners of as a punitive measure with a higher property tax rate as an incentive to sell these properties and put them into productive use. We believe the way to solve the citywide housing problems is to lower the property tax rate in Baltimore City to make it competitive to the surrounding counties.

We propose an amendment that will address our concerns. Rather than creating a new subclass of real property, which GBBR philosophically opposes, the legislation should remove a nonprofit's tax exemption status under the circumstances outlined in the bill. This would accomplish the intent of the bill without having to create a new subclass of real property.

Please let us know if you have any questions or need any additional support in presenting this perspective.

Sincerely,



Al Ingraham
CEO