

February 24, 2025

The Honorable Vanessa E. Atterbeary  
Chair, Ways and Means Committee  
House Office Building, Room 130, 131  
6 Bladen St., Annapolis, MD, 21401

**RE: MBIA Letter of Opposition HB 1178 Baltimore City – Property Taxes – Authority to Set Special Rates**

Dear Chair Atterbeary,

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 1178 Baltimore City – Property Taxes – Authority to Set Special Rates**. MBIA **Opposes** the Act in its current version.

This bill gives the Mayor and City Council of Baltimore City the authority to set special property tax rates for any class or subclass of property that is subject to the county property tax. Our state currently faces a shortage of 96,000 housing units, and we believe Baltimore City can be a huge help in ending this crisis. The city has thousands of vacant properties with the potential to be converted into new homes and we should do more to attract investment in these redevelopment projects. However, the language in this bill is overly broad and will subject builders, developers and property owners to unexpected tax hikes. Investors are more likely to take on projects when they have a clear understanding of costs and can accurately assess potential profit and loss. This bill brings uncertainty to Baltimore City's property tax policy and will drive investors away from the city.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the House Ways and Means Committee