

January 20, 2026

The Honorable Guy Guzzone
Chair, Senate Budget and Taxation Committee
3 West Miller Senate Office Building
Annapolis, MD 21401

RE: MBIA Letter of Support – HB161 - Property Tax Credit - Retail Service Station Conversions

Dear Chairman Guzzone:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding HB161 - Property Tax Credit - Retail Service Station Conversions. MBIA supports the bill in its current version.

The proposed legislation would seek to Authorizing the Mayor and City Council of Baltimore City or the governing body of a county or municipal corporation to grant, by law, a credit against the county or municipal corporation property tax on real property if use of the real property has been converted from a retail service station to other certain uses.

HB161 is crucial for fostering positive economic development and adaptive for reuse of properties around the state of Maryland. The conversion of retail service stations to alternative uses, such as retail or residential is often a complex and expensive process. This legislation highlights the challenges faced by property owners who are seeking to repurpose these properties.

The legislation allows flexibility in the tax credit, tailoring it to each community's needs. The provision allowing for a state or reimbursement of 50 percent to counties and municipalities shows a commitment to supporting local jurisdictions in efforts to promote smart growth and redevelopment.

For these reasons, MBIA respectfully requests the Committee this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Ways and Means Committee