



Testimony on: SB0058 - Property Tax Credit – Retail Service Station Conversions

Committee: Budget and Taxation

Organization: Maryland Legislative Coalition Climate Justice Wing

Submitting: Dave Arndt, Co-Chair

Position: Favorable

Hearing Date: January 21, 2025

Dear Chair and Committee Members:

We are providing our testimony today in support of SB0058 Property Tax Credit – Retail Service Station Conversions. The Maryland Legislative Climate Justice Wing is a statewide coalition of nearly 30 grassroots and professional organizations focused on climate justice and we urge you to vote favorably on SB0058.

The intent of this bill is to support the redevelopment of former gas stations to other uses. Because it is so hard and costly to convert a service station from its original use, due to the required remediation of the storage tanks below-ground, many service stations remain abandoned and an eyesore for the communities they are located in. This bill incentivizes the redevelopment of these underused properties by allowing local jurisdictions to enact a property tax credit that would be used to remediate the hazards below-ground at service stations so they could be converted to other uses. It provides a 50% match by the state to offset the property tax, reducing the impact to the local jurisdictions.

The provisions apply when a site is redeveloped for new, eligible uses. Maryland's obligation to reduce carbon emission includes the transition away from gas-powered vehicles to electric vehicles. Over the next decade, as many more retail service stations close, this bill will make it easier to reduce the number of abandoned gas stations across the state, and allow those properties to be redeveloped for more productive purposes.

We support this bill and recommend a FAVORABLE report in committee.

350MoCo

Adat Shalom Climate Action

Cedar Lane Unitarian Universalist Church Environmental Justice Ministry

Chesapeake Earth Holders

Chesapeake Physicians for Social Responsibility
Climate Parents of Prince George's
Climate Reality Project
ClimateXChange – Rebuild Maryland Coalition
Coming Clean Network, Union of Concerned Scientists
DoTheMostGood Montgomery County
Echotopia
Elders Climate Action
Fix Maryland Rail
Glen Echo Heights Mobilization
Greenbelt Climate Action Network
HoCoClimateAction
IndivisibleHoCoMD
Maryland Legislative Coalition
Mizrahi Family Charitable Fund
Mobilize Frederick
Montgomery County Faith Alliance for Climate Solutions
Montgomery Countryside Alliance
Mountain Maryland Movement
Nuclear Information & Resource Service
Progressive Maryland
Safe & Healthy Playing Fields
Takoma Park Mobilization Environment Committee
The Climate Mobilization MoCo Chapter
Unitarian Universalist Legislative Ministry of Maryland