



BRANDON M. SCOTT
MAYOR

*Office of Government Relations
88 State Circle
Annapolis, Maryland 21401*

SB0735

March 3, 2026

TO: Members of the Senate Budget and Taxation Committee

FROM: Nina Themelis, Director of Mayor's Office of Government Relations

RE: Senate Bill 735 – Property Tax - Petition to Review Value of Commercial Real Property

POSITION: SUPPORT WITH AMENDMENTS

Chair Guzzone, Vice Chair Rosapepe, and Members of the Committee, please be advised that the Baltimore City Administration (BCA) **supports with amendments** Senate Bill (SB) 735.

Senate Bill 735 provides local governments with a practical tool to ensure property tax assessments keep pace with real market values by allowing counties and municipalities to request a review of a commercial property's assessment when it sells for at least 20% more than its prior sale price. By enabling jurisdictions to initiate this process, the bill promotes fairness and transparency in the tax system, helps maintain an equitable distribution of the property tax burden, and supports stable local revenues needed for essential public services.

Baltimore City supports the intent to authorize counties and municipal corporations to petition for review of the assessed value of commercial real property after certain sales. Baltimore City requests one amendment to the legislation. Baltimore believes that the threshold for allowing counties and municipalities to request a review of a commercial property's assessment should be set at 15% more than its prior sale price. 15% growth in the market value of the property is a more reasonable benchmark for initiating a review of the assessment in order to keep assessments accurate and up to date with market changes.

For these reasons, the BCA respectfully requests a **favorable with amendment** report on SB 735.