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January 19, 2026

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

RE: Senate Bill 224 - Property Taxes - Authority of Counties to Establish a Subclass and Set a Special Rate for Commercial and Industrial Property - UNFAVORABLE

Dear Chairman Guzzone and Members of the Committee,

I am writing in my capacity as the Legislative Chairman of the Building Owners and Managers Association of Greater Baltimore (BOMA) to respectfully request an unfavorable report on Senate Bill 224.

BOMA represents owners and managers of all types of commercial property, comprising well over 100 million square feet of office space in Baltimore and Central Maryland.

Senate Bill 224 authorizes a county or Baltimore City to adopt a special real property tax rate in addition to the general real property tax rate under current law. The bill provides that revenues from the special tax may be used for either certain transportation projects or for education. This additional tax burden will be significant on commercial properties. This burden will be imposed at a time when the commercial real estate industry already confronts existential challenges, such as historic vacancy rates as our work places adjust to more remote workers. As evidence of the severe stress under which the industry operates today, several signature properties have been placed in receivership. Coupled with quite significant additional costs that will be related to the coming implementation of the Climate Solutions Now Act of 2022, this tax increase, with its sole focus on the commercial real estate industry in Maryland, will make a bad situation much worse.

In 2025, virtually identical legislation was introduced in the House of Delegates as House Bill 23. Quite properly, the Senate Budget and Taxation Committee refused to advance that bill. We've already learned from the Governor and other public officials that tax increases will not be considered in 2026 to address fiscal problems in the State. We have also learned that public officials recognize the need to rebuild our State economy with a greater reliance on private sector investment. Enactment of Senate Bill 224 contradicts the policy that has been expressed by your colleagues and other political leadership in the State. Therefore, we urge the Committee to give an unfavorable report on Senate Bill 224.

Very truly yours,

A handwritten signature in black ink, appearing to read "Tim O'Donald".

Tim O'Donald  
Chair, BOMA Legislative Committee

cc: Bryson F. Popham, P.A.