



2331 Rock Spring Road
Forest Hill, MD 21050
443.966.3855
info@bomabaltimore.org

February 27, 2026

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

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

Dear Chair Wilkins 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 735.

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.

BOMA has submitted testimony on a number of occasions this year where legislation has created either new classes or property subject to taxation, or as in Senate Bill 735 a new opportunity for a local jurisdiction to impose a new tax through the process of appealing the value of commercial real property.

Respectfully, we submit that the powers granted under Senate Bill 735 do not represent a sound and stable approach to the taxation of commercial real property. Instead, it authorizes the local government to appeal the valuation of a given property for the sole reason that the property has been sold, basing such reassessment on a benchmark of the sales price "when the property was previously sold." This is potentially disruptive to the commercial real estate market, and BOMA does not believe that there is a sound policy reason that would support such a change in the law.

With that said, BOMA would be willing to consider an amendment to Senate Bill 735 that would limit its operation to a situation where a property owner has appealed the current value of the property, and the appeal has been granted. Our belief, however, remains that the policy in Senate Bill 735 as drafted should not be adopted by your Committee.

Therefore, we urge the Committee to give an unfavorable report on Senate Bill 735.

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.