



Senate Budget and Taxation Committee

February 18, 2026

Senate Bill 457 – *Property Taxes – Authority of Counties to Establish Subclasses and Set Separate Rates for Land and Improvements to Land*

POSITION: OPPOSE

The Maryland Tech Council (MTC), with over 800 members, is the State's largest association of technology companies. Our vision is to propel Maryland to be the country's number one innovation economy for life sciences and technology. MTC brings the State's life sciences and technology communities into a single, united organization that empowers members to achieve their goals through advocacy, networking, and education. On behalf of MTC, we submit this letter of **opposition** for Senate Bill 457.

Senate Bill 457 would allow counties to divide property into two subclasses, land and improvements to land, and to set real property tax rates for each subclass. While this is introduced as a flexible way to increase tax revenue for individual counties, this would create significant uncertainty and added risk to employers.

Introducing variable tax rates interferes with the long-term planning, budgeting, and site selection of big companies, making Maryland a less desirable place than other states with more stable tax policies. For companies that operate large facilities and distribution centers, separating land and improvement values could result in higher and less predictable tax burdens, particularly in jurisdictions with high land values.

Increased complexity in complying with tax codes costs companies more to navigate and adhere to those codes, thus disincentivizing them from choosing Maryland over other states or from growing their existing companies in Maryland. For these reasons, we request an unfavorable report.

For more information call:

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