

SB0767 - MBA - FAV - GR26.pdf

Uploaded by: Evan Richards

Position: FAV



SB 767 – Property Tax - Credit for Commercial Buildings Rented to Small Businesses

Committee: Senate Budget & Taxation Committee

Date: March 3, 2026

Position: Favorable

The Maryland Bankers Association (MBA) **SUPPORTS** SB 767. This legislation authorizes local jurisdictions to offer a property tax credit on commercial buildings that are leased to small businesses and located in either an Arts and Entertainment District or a Main Street Maryland community. This tax credit strengthens the financial stability of commercial properties, enhances the viability of small business tenants, and promotes economic revitalization in key community districts.

Maryland banks have a vested interest in the success and stability of the commercial real estate and small business sectors. This legislation helps improve the financial stability of commercial borrowers and supports small business tenants, resulting in reduced vacancy and risk. This legislation also promotes growth in areas like Arts and Entertainment Districts and Main Street Maryland communities, which increases business formation and expansion, along with broader community reinvestment.

By improving the financial health of property owners and tenants alike, SB 767 reduces lending risk and encourages sustainable investment. The bill provides a balanced, flexible framework for local governments to incentivize growth while maintaining fiscal responsibility.

Accordingly, MBA urges the issuance of a **FAVORABLE** report on SB 767.

The Maryland Bankers Association (MBA) represents FDIC-insured community, regional, and national banks, employing thousands of Marylanders and holding \$194.8 billion in deposits in over 1,100 branches across our State. The Maryland banking industry serves customers across the State and provides an array of financial services including residential mortgage lending, business banking, estates and trust services, consumer banking, and more.

MDCC_SB 767_Favorable.pdf

Uploaded by: Grason Wiggins

Position: FAV



Senate Bill 767

Position: Favorable

Committee: Budget and Tax

Date: March 3, 2026

Founded in 1968, the Maryland Chamber of Commerce (“Maryland Chamber”) is a statewide coalition of more than 7,000 members working to develop and promote strong public policy that ensures sustained economic growth and opportunity for all Marylanders.

Senate Bill 767 (SB 767) provides counties, municipalities, and Baltimore City with the authority to establish a local property tax credit for commercial buildings rented to small businesses in designated Arts and Entertainment Districts. As a result, SB 767 encourages private investment while strengthening neighborhood business corridors.

Commercial property costs are one of the most significant barriers facing small businesses. Rising operating expenses and inflationary pressures are making it increasingly difficult for entrepreneurs to open or expand storefront operations. To address this issue, SB 767 offers a market-based incentive that rewards property owners who partner with small businesses and invest in long-term occupancy. **For these reasons, the Maryland Chamber respectfully requests a favorable report on SB 767.**

SB767_NFIB_fav (2026).pdf

Uploaded by: Mike O'Halloran

Position: FAV



NFIB-Maryland – 60 West St., Suite 101 – Annapolis, MD 21401 – www.NFIB.com/Maryland

TO: Senate Budget & Taxation Committee
FROM: NFIB – Maryland
DATE: March 3, 2026

RE: **SUPPORT SENATE BILL 767** – Property Tax – Credit for Commercial Buildings Rented to Small Businesses

Founded in 1943, NFIB is the voice of small business, advocating on behalf of America’s small and independent business owners, both in Washington, D.C., and in all 50 state capitals. With more than 250,000 members nationwide, and nearly 4,000 here in Maryland, we work to protect and promote the ability of our members to grow and operate their business.

On behalf of Maryland’s small businesses, NFIB-Maryland supports Senate Bill 767 – legislation enabling Baltimore City and county governments to grant a property tax credit to small businesses that rent or rent-to-own property in arts & entertainment districts or a Main Street Maryland Community.

While state specific data is not available for Maryland, 18% of small business owners said they had plans to make capital outlays in the latest [NFIB Small Business Economic Trends](#) survey. The same survey noted that 60% of small business owners reported making capital outlays in the last six months. Enacting SB767 could encourage Maryland small businesses to make these critical investments.

Additionally, small business owners ranked “property taxes” 11th on the “Measures of Small Business Problem Importance” in the most recent [Problems & Priorities](#) report by NFIB. Property owners throughout Maryland [are seeing their taxes increase](#) in the wake of COVID-19. Granting a local property tax credit would incentivize critically needed investment in our state.

For these reasons **NFIB supports SB767** and requests a favorable committee report.

3.3.26.SB767SmallBusinessPropertyTax.Fellosigned.p

Uploaded by: Rylie Shewbridge

Position: FAV

March 3, 2026

Chair Guy Guzzone
Senate Budget and Taxation Committee
3 West Miller Senate Office Building
Annapolis, MD 21401

RE: SB767/HB840 – Property Tax - Credit for Commercial Buildings Rented to Small Businesses

Dear Chair Guzzone and Members of the Committee,

On behalf of Fello, we write in support of ***SB767/HB840 – Property Tax - Credit for Commercial Buildings Rented to Small Businesses.***

Across Maryland, Fello is building communities where people belong. With a team of more than 650 employees, Fello supports over 5,000 people with disabilities each year – creating opportunities that empower people to live the lives they choose. From advancing equity and respect to expanding access and connection, inclusion is at the heart of everything we do. One powerful way this comes to life is through Fello Communities: beautiful, safe, and accessible rental housing that offers choice and stability for residents across income levels, from affordable to market-rate homes.

SB767/HB840 provides a strategic tool to strengthen local economies and support small businesses in Maryland’s designated Arts and Entertainment Districts and Main Street Maryland communities. By authorizing local governments to grant a property tax credit for commercial buildings rented or rented-to-own at fair market value to small businesses, the bill incentivizes property owners to maintain accessible commercial space in revitalization areas. This targeted relief reduces barriers to entry for entrepreneurs, supports locally owned businesses, and encourages long-term investment in community-centered commercial corridors.

By promoting economic vitality, preserving the character of historic and cultural districts, and fostering small business growth, SB767/HB840 reinforces the State’s broader goals of vibrant, thriving downtowns and resilient local economies.

For these reasons, we respectfully urge a favorable report on SB767/HB840.

Sincerely,



Jonathon Rondeau
President & CEO

fello.

fello.org

410.269.1883



SB767_MRA_FAV.pdf

Uploaded by: Sarah Price

Position: FAV

MARYLAND RETAILERS ALLIANCE

The Voice of Retailing in Maryland



SB767 Property Tax - Credit for Commercial Buildings Rented to Small Businesses
Budget and Taxation Committee
March 3, 2026

Position: Favorable

Background: SB767 would authorize local governments to grant property tax credits for commercial buildings that house small businesses in certain districts.

Comments: The Maryland Retailers Alliance strongly supports **SB767 Property Tax - Credit for Commercial Buildings Rented to Small Businesses**, which would authorize local governing bodies to grant a tax credit against the county or municipal property tax for commercial buildings that are located in a designated arts and entertainment district or Main Street Maryland community and leased to a small business. Economic development policies like property tax credits can attract new businesses and encourage growth by offsetting operating costs associated with expansion, and specifically targeting the tax credits to arts and entertainment districts and Maryland Main Street communities will particularly promote revitalization in our historic commercial epicenters. As businesses throughout the state continue to face rising operational costs due to a variety of unavoidable factors, these property tax credits are a proactive step that local governing bodies can take to help Maryland businesses thrive.

We would respectfully urge a favorable report on SB767. Thank you for your consideration.

SB0767-BT_MACo_SUP.pdf

Uploaded by: Sarah Sample

Position: FAV



Senate Bill 767

Property Tax - Credit for Commercial Buildings Rented to Small Businesses

MACo Position: **SUPPORT**

To: Budget and Taxation Committee

Date: March 3, 2026

From: Kevin Kinnally and Sarah Sample

The Maryland Association of Counties (MACo) **SUPPORTS** SB 767.

SB 767 authorizes local governments to grant, by local law, a property tax credit for commercial buildings rented (or rented-to-own) at fair market value to small businesses located in an Arts and Entertainment District or a Main Street Maryland community.

Counties support small business growth and revitalization, especially in the walkable downtown corridors and commercial districts that anchor many local communities. SB 767 offers a practical, local tool to support that work without mandating a new statewide credit or automatically reducing local revenues.

The bill takes the right approach by making the credit optional and locally designed. Local governments may set the amount and duration of the credit, establish additional eligibility criteria, and adopt application procedures. That structure allows counties and municipalities to tailor incentives to local economic conditions and fiscal capacity.

MACo generally supports legislation authorizing flexible, optional local tax incentives, especially when such tools support revitalization and local economic development. SB 767 follows that model by granting local governments discretion to decide whether and how to offer a targeted property tax credit tied to small-business occupancy in designated community areas.

For these reasons, MACo urges the Committee to issue a **FAVORABLE** report on SB 767.

SB767 City Main Streets Tax Credit Testimony - B&T

Uploaded by: Senate President Bill Ferguson

Position: FWA



The Senate of Maryland
ANNAPOLIS, MARYLAND 21401-1991

SB 767 - Property Tax - Credit for Commercial Buildings Rented to Small Businesses

Testimony of Senate President Bill Ferguson

On March 3, 2026

Before the Senate Budget and Taxation Committee

Why This Bill Matters:

Maryland's main streets, neighborhood business centers, and retail corridors are the lifeblood of the State's economy and the source of countless employment opportunities for our residents. Over 97% of Maryland businesses are considered small businesses according to the Small Business Administration. To support small businesses is to support the entire economic health of our State.

Ever since the pandemic, communities across the State have been fighting an excess of vacant commercial properties in core business districts. According to recent market reports, communities like downtown Annapolis or Reisterstown Road, have over 10% vacancies in their commercial spaces. Prolonged vacancies like this inhibit revitalization and the long-term economic growth of our communities.

The existing tools are not enough to alter the behavior of the owners of these vacant spaces. Often, there is financial incentive to hold on to vacant properties in the hopes of profiting from long-term development plans that may or may not happen. In the meantime, the communities are not benefiting from the vacant spaces as a viable, productive part of the neighborhood economy.

What This Bill Does:

The goals of Senate Bill 767 are two-fold: 1) to support the growth of small businesses in vital downtown corridors, and 2) to give local jurisdictions another tool to address vacant commercial spaces. The bill allows local jurisdictions to provide a property tax credit to owners of commercial properties that are rented or rented to own to small businesses at fair market rates.

The credit is targeted at properties within official Main Street communities and Arts and

Entertainment Districts. The State created the Main Streets Program and Arts and Entertainment Districts to revitalize communities, promote tourism, and boost local downtowns and neighborhoods by strengthening their economic potential. This bill provides another tool in the toolbox to ensure that the hearts of neighborhoods across the state remain strong.

Why You Should Vote for This Bill:

This bill adds a new and flexible tool for local jurisdictions and creates a new incentive for owners to put vacant property back into the hands of small businesses that contribute to the economic vitality of our neighborhoods. The bill expands the existing benefits of the Arts and Entertainment Districts (tax benefits) and Main Street program (grants) making those benefits even more valuable.

The bill's provisions are fully voluntary for each jurisdiction and are designed to be tailored to their specific needs. It is incumbent on the State to provide the tools necessary for local jurisdictions to address the economic drag of vacant properties.

To that end, I am proposing an amendment that would expand the bill's eligible areas to other business improvement districts to give jurisdictions even more flexibility. I am pleased to present SB 767 and respectfully request a favorable report with the proposed amendment.



SB0767/183821/1

AMENDMENTS
PREPARED
BY THE
DEPT. OF LEGISLATIVE
SERVICES

24 FEB 26
16:14:37

BY: Senator Ferguson
(To be offered in the Budget and Taxation Committee)

AMENDMENT TO SENATE BILL 767
(First Reading File Bill)

On page 2, in line 2, strike “OR”; in line 4, after “DEVELOPMENT” insert “;

(3) A BALTIMORE MAIN STREET AS DESIGNATED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY; OR

(4) ANY OTHER BUSINESS IMPROVEMENT DISTRICT AS DESIGNATED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE GOVERNING BODY OF A COUNTY OR MUNICIPAL CORPORATION’.