

February 17<sup>th</sup>, 2026

The Honorable Kriselda Valderrama  
Chair, House Economic Matters Committee  
230 Taylor House Office Building  
Annapolis, Maryland 21401

**RE: MBIA Letter of Support HB 571 Nonprofit Housing Corporations - Tax and Enforcement of Judgment Exemptions - Alterations**

Dear Chair Valderrama,

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, appreciates the opportunity to participate in the discussion surrounding **HB 571 Nonprofit Housing Corporations - Tax and Enforcement of Judgment Exemptions - Alterations**.

This bill expands tax exemptions for real property used as affordable housing by nonprofit housing corporations, including property owned directly or indirectly through subsidiary entities. The bill also exempts certain affordable housing property from levy, sale, and judgment liens. MBIA is in support of these exemptions, as it will give nonprofit housing corporations that develop affordable housing more financial stability. By clarifying tax exemptions and protecting affordable housing properties from judgment enforcement, this bill reduces risk, improves financing certainty, and supports the long-term viability of affordable housing projects.

For these reasons, MBIA respectfully requests the Committee give this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the House Economic Matters Committee