

HB 826: Property Tax - Residential Real Property - Moratorium on Assessment Increases: Please vote to **SUPPORT** this bill.

Dear Ways & Means Committee:

I am writing to respectfully **support HB 826**, concerning *Property Tax – Residential Real Property – Moratorium on Assessment Increases*.

Rapid increases in residential property assessments can place significant and unexpected financial strain on homeowners—particularly seniors on fixed incomes, working families, and long-term residents whose property values may rise faster than their ability to absorb higher tax obligations.

HB 826 provides a temporary and reasonable safeguard against sudden assessment-driven tax increases, allowing homeowners greater predictability and stability in managing household budgets. Even when market values rise, homeowners should not be forced to face steep tax increases that may jeopardize their ability to remain in their homes.

A moratorium on assessment increases would offer important relief during periods of economic uncertainty and housing market volatility. HB 826 helps ensure that Maryland residents are not unintentionally displaced due to escalating tax burdens tied to reassessments rather than improvements made to their property.

Importantly, this legislation supports housing stability and community continuity by allowing residents to plan for the future without the concern of abrupt and substantial property tax increases.

For these reasons, I respectfully urge you to **support HB 826**.

Thank you for your time and thoughtful consideration.

Respectfully,

Trudy Tibbals