

February 17, 2026

Chair Jheanelle K. Wilkins
House Ways and Means Committee
130 Taylor House Office Building
Annapolis, MD 21401

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

Dear Chair Wilkins 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

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