

January 27, 2026

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

RE: HB78 - Property Taxes - Authority of Counties to Establish Subclasses and Set Separate Rates for Land and Improvements to Land

Dear Chair Wilkins and Members of the Committee,

On behalf of Fello, we write in support of ***HB78 - Property Taxes - Authority of Counties to Establish Subclasses and Set Separate Rates for Land and Improvements to Land.***

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.

We strongly support HB78, which authorizes counties and Baltimore City to establish separate property tax rates for land and improvements. This added flexibility modernizes local tax policy, better aligns taxation with land use outcomes, and creates incentives for reinvestment, redevelopment, and productive use of land – particularly on vacant and underutilized parcels.

As Maryland confronts a severe housing shortage and rising costs, HB78 provides a practical tool to support housing production in areas with existing infrastructure. By allowing local governments to tailor tax policy to local conditions while maintaining uniform application within subclasses, the bill advances housing affordability, responsible development, and economic growth in alignment with the State's housing goals.

For these reasons, we respectfully urge a favorable report on HB78.

Sincerely,

  
**Jonathon Rondeau**  
President & CEO

**mobile:** 410.591.3600

**fello.**

**fello.org**

410.269.1883

