



Testimony on HB 1213

March 3, 2026 – State Transfer Tax – Rate – Alterations (Housing Affordability for Buyers and Sellers)
House Appropriations Committee
Ann H. Jones - annholmesjones@gmail.com

Position: Information Only

Thank you for the opportunity to provide testimony on behalf of the Baltimore County Land Trust Coalition. We represent the 5 active Land Trust in the county – The Gunpowder Valley Conservancy, the Land Preservation Trust, The Manor Conservancy, Neighborspace Baltimore County and the Long Green Valley Conservancy.

Maryland has long been a leader in land preservation, and the demand for programs funded by the transfer tax consistently outpaces the availability of funding. Land preservation supports numerous state and regional goals to include:

- **Chesapeake Bay Partnership** protected land goal of conserving 2 million acres in the watershed.
- **Maryland the Beautiful Act** (SB 470 2023). This sets a goal to preserve at least 30% of land in the state by 2030 and 40% of the state by 2040.
- **Maryland Agricultural Preservation** goal of protecting 1,040,000 acres.

To the extent that HB1213 could increase the total Transfer Tax Revenue, we are highly supportive of the bill. As of the time that we are required to draft and submit testimony the Fiscal Note has not been posted so it is difficult to determine the exact impact of the legislation.

We thank the sponsors for the bill and look forward to determining a path to both increase the revenue available through the transfer tax and to increase housing affordability in the state. Thank you for the opportunity to respond.