



NFIB-Maryland – 60 West St., Suite 101 – Annapolis, MD 21401 – www.NFIB.com/Maryland

TO: House Ways & Means Committee
FROM: NFIB – Maryland
DATE: January 27, 2026

RE: **OPPOSE HOUSE BILL 78** – Property Taxes – Authority of Counties to Establish Subclasses and Set Separate Rates for Land and Improvements to Land

Founded in 1943, NFIB is the voice of small business, advocating on behalf of America’s small and independent business owners, both in Washington, D.C., and in all 50 state capitals. With more than 250,000 members nationwide, and nearly 4,000 here in Maryland, we work to protect and promote the ability of our members to grow and operate their business.

On behalf of Maryland’s small businesses, NFIB-Maryland opposes House Bill 78 – legislation enabling Baltimore City and county governments to establish subclasses of real property consisting of land and improvements to land and to set a special property tax rate for those properties.

NFIB members are concerned counties and Baltimore City could use this authority and set tax rates on real properties that would a) considerably raise taxes on small businesses and b) discourage investment in those areas where these new tax rates are in effect.

While state specific data is not available for Maryland, 19% of small business owners said they had plans to make capital outlays in the latest [NFIB Small Business Economic Trends](#) survey. Enacting HB78 would likely cause that percentage to go down for Maryland small businesses as they would have to recalculate their budgets because of higher property taxes.

Additionally, small business owners ranked “property taxes” 11th on the “Measures of Small Business Problem Importance” in the most recent [Problems & Priorities](#) report by NFIB. Property owners throughout Maryland [are seeing their taxes increase](#) in the wake of COVID-19. They need to see these rates steady otherwise a county-led increase will disincentivize critically needed investment in our state.

For these reasons **NFIB opposes HB78** and requests an unfavorable committee report.