



HOUSE BILL 1273
Ways and Means Committee
March 3, 2026
Position: FAVORABLE

Dear Chair Wilkins and Members of the Ways and Means Committee:

The Community Development Network of Maryland (CDN) is the voice for Maryland's community development sector and serves nearly 200 member organizations. CDN—focuses on small affordable housing developers, housing counseling agencies and community-based non- profits across the state of Maryland. The mission of CDN is to promote, strengthen and advocate for the community development sector throughout Maryland's urban, suburban and rural communities.

CDN has been part of the ongoing work to reform the process of tax sale in the state since 2016. In 2017, CDN was a lead partner in the Task Force to Study Tax Sales in Maryland. CDN currently serves on the Baltimore City Mayor's Tax Sale Workgroup in Baltimore City.

HB 1273 - Reduces the maximum homestead tax credit percentage for State, county, municipal, and county commission property tax to 105%; and establishes a homestead portability adjustment for certain homeowners.

The Maryland Homestead Tax Credit limits annual taxable assessment increases on owner-occupied residential properties to a maximum depending on the county you live in. . It applies only to a homeowner's principal residence, requires a one-time application, and does not apply in the first year of ownership

These limits have consequences for county residents and generational wealth. The tax credit is designed to protect homeowners from large increases in property taxes due to rising assessment values. What every citizen needs is even appreciation in home values that allow long term affordability and aging in place.

We urge your favorable report for HB 1273.

Submitted by Claudia Wilson Randall, Executive Director, Community Development Network of Maryland