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Executive Nominations Committee

THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

March 31, 2026

The House Ways and Means Committee

**SB 847 – Wicomico County – Property Tax Credit – Salisbury
Neighborhood Housing Services, Inc.**

Statement of Support by Bill Sponsor Senator Mary Beth Carozza

Thank you Chair Wilkins, Vice Chair Feldmark, and members of the distinguished House Ways and Means Committee for this opportunity to present Senate Bill 847 – Wicomico County – Property Tax Credit – Salisbury Neighborhood Housing Services, Inc. The House crossfile, House Bill 889, unanimously passed this Committee and passed the House floor by a 128-1 vote.

This local legislation would authorize Wicomico County and its municipalities to grant a property tax credit for real property owned and redeveloped by the Salisbury Neighborhood Housing Services Inc. (SNHS).

SNHS is a private non-profit organization dedicated to expanding affordable homeownership and strengthening neighborhoods in Salisbury and Wicomico County which focuses on stabilizing distressed neighborhoods and restoring aging and vacant homes. SNHS has been operating for over 30 years and is chartered with NeighborWorks America, a congressionally chartered, national nonprofit that supports efforts to expand housing access.

Redeveloping distressed properties often involves high upfront costs, delayed returns, and financial risk. By easing the property tax burden during the redevelopment phase, this temporary tax credit would enable SNHS to reinvest more resources directly into rehabilitation, construction, and community improvement.

This legislation is supported by the Wicomico County Council and the Wicomico County Executive.

SB 847 is a targeted and fiscally responsible tool that supports reinvestment in distressed communities while promoting homeownership and neighborhood stability. Thank you for your kind consideration and I ask for a favorable report.