



HB 753

Tax Sales - Homeowner Protections - Revisions

Hearing before the House Ways and Means Committee
Feb. 17, 2026

POSITION: Favorable

Community Law Center (CLC) is a 501(c)(3) nonprofit organization, which is a legal partner to Maryland neighborhoods and nonprofits in pursuit of more just and vibrant communities. CLC provides direct legal representation to communities and nonprofits on issues like tax exemption and organizational governance, real estate, contracts, intellectual property, employment law, and more. We advocate on issues that impact our Maryland neighborhood and nonprofit clients, including nuisance and vacant properties.

CLC supports HB 753 to continue to move Maryland forward in limiting the negative impacts of tax sale on homeowners, families, and communities. HB 753 provides several significant improvements to the tax sale process:

- HB 753 will allow homeowners to get help from their families, advocates, and others to communicate with the State Tax Sale Ombudsman, making it easier to access crucial resources and assistance;
- HB 753 will require counties and Baltimore City to remove from tax sale the properties of homeowners with terminal illness or medical hardship; and
- HB 753 will expand eligibility for the Homeowner Protection Program to properties with a higher assessed value, and expand priority for enrollment in the Program to people with terminal illness or medical hardship.

These changes will help reduce tax sale's potential harm to homeowners, while not impacting municipalities' tax collection efforts. This ensures that counties and Baltimore City can collect the revenue which keeps them running, while minimizing the harms to Maryland residents, particularly those experiencing some of the most difficult and vulnerable moments of their lives, during terminal illness or medical hardship. When homeowners are protected and are able to receive assistance during tax sale, the whole community benefits, by ensuring that we have protected our neighbors and by preventing the loss of generational wealth in a family's home or the creation of a new vacant property through tax sale.

CLC supports HB 753. Thank you for the opportunity to testify.

For the above reasons,
CLC urges a FAVORABLE VOTE ON HB 753.

Please contact Shana Roth-Gormley, Staff Attorney at Community Law Center, with any questions.
ShanaR@communitylaw.org | 410-366-0922