



HB 840 – Property Tax - Credit for Commercial Buildings Rented to Small Businesses

Committee: House Ways and Means Committee

Date: February 17, 2026

Position: Favorable

The Maryland Bankers Association (MBA) **SUPPORTS** HB 840. This legislation authorizes local jurisdictions to offer a property tax credit on commercial buildings that are leased to small businesses and located in either an Arts and Entertainment District or a Main Street Maryland community. This tax credit strengthens the financial stability of commercial properties, enhances the viability of small business tenants, and promotes economic revitalization in key community districts.

Maryland banks have a vested interest in the success and stability of the commercial real estate and small business sectors. This legislation helps improve the financial stability of commercial borrowers and supports small business tenants, resulting in reduced vacancy and risk. This legislation also promotes growth in areas like Arts and Entertainment Districts and Main Street Maryland communities, which increases business formation and expansion, along with broader community reinvestment.

By improving the financial health of property owners and tenants alike, HB 840 reduces lending risk and encourages sustainable investment. The bill provides a balanced, flexible framework for local governments to incentivize growth while maintaining fiscal responsibility.

Accordingly, MBA urges the issuance of a **FAVORABLE** report on HB 840.

The Maryland Bankers Association (MBA) represents FDIC-insured community, regional, and national banks, employing thousands of Marylanders and holding \$194.8 billion in deposits in over 1,100 branches across our State. The Maryland banking industry serves customers across the State and provides an array of financial services including residential mortgage lending, business banking, estates and trust services, consumer banking, and more.