



Baltimore Thrive Supports

TAX FAIRNESS FOR MARYLAND CITIES AND COUNTIES

Without new spending or losing revenue, shifting the property tax off of privately-created building values and onto community-created land values can help make both buildings and land more affordable while encouraging infill development and creating jobs. The effects of this tax shift have been proven. For more information, see:

“WANT MORE AFFORDABLE HOUSING? LOOK TO THE LAND!”
at https://drive.google.com/file/d/1rvU0CePqi6pateHT_kByNWOzZV8feP8p/view .

[“AVOIDING MIS-GIVINGS: RECYCLING COMMUNITY-CREATED LAND VALUES FOR AFFORDABILITY, SUSTAINABILITY AND EQUITY,”](#) Journal of Affordable Housing & Community Development Law, Vol. 28 No. 2, 2019, pp. 299-323.

MD TAX-PROPERTY CODE § 6-303(c)(1) permits Maryland municipalities to enact this tax shift. The text reads as follows:

“(c) Single rate for all property. --

(1) Unless otherwise provided by the governing body of the municipal corporation:
(i) there shall be a single municipal corporation property tax rate for all real property subject to municipal corporation property tax except for operating real property described in § 8-109(c) of this article; and . . .”

“Unless otherwise provided” means that a municipal government may set different rates on different classes of property, such as “land” and “buildings.”

However, MD TAX-PROPERTY CODE § 6-302, governing the setting of property tax rates by Baltimore City and Maryland counties provides no “unless otherwise provided” language. Thus, Baltimore City and Maryland counties are not allowed to set different tax rates for different classes of property.

There is no justifiable reason why Maryland law should prohibit Baltimore City and Maryland counties from exercising the tax rate setting powers that other Maryland municipalities may employ.

If only for fairness and parity, Maryland should allow Baltimore City and Maryland counties to have the same tax-setting power as Maryland municipalities. For this reason the Maryland legislature should enact legislation providing tax parity for Baltimore City and Maryland counties.

For further information contact Baltimore Thrive: BaltimoreThriveVanessa@gmail.com or call 312-607-0304.