



# **MSBA Bill Report 1 - Real Property Law**

**(2024.01.20)**

**January 20, 2024**

[MD - HB2 Baltimore City - Property Taxes - Authority to Set a Special Rate for Vacant and Abandoned Property](#)

Last Action: Hearing 1/25 at 1:00 p.m. (January 10, 2024)

Primary Sponsor: Delegate Regina T. Boyce (D)

Cosponsors:

Delegate Luke Clippinger (D)

Delegate Frank M. Conaway, Jr. (D)

Delegate Robbyn Lewis (D)

Committee: Ways and Means (House)

Scheduled Hearing:

Ways and Means (House)

**Date:** January 25, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 130, Annapolis, MD

Summary:

Authorizing the Mayor and City Council of Baltimore City to set a special property tax rate for a vacant or improved property cited as vacant and unfit for habitation or other authorized use on a housing or building violation notice; and applying the Act to all taxable years beginning after June 30, 2024.

Cross-filed Bill: SB138

[MD - HB3 Land Use - Expedited Development Review Processes for Affordable Housing - Requirements](#)

Last Action: Hearing 1/30 at 1:00 p.m. (January 10, 2024)

Primary Sponsor: Delegate Vaughn Stewart (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Requiring local jurisdictions to establish and implement an expedited development review process for certain proposed affordable housing developments; applying the process to a charitable organization seeking to develop affordable housing on its own land and a public housing authority proposing to develop affordable housing on land owned by a charity or a government entity; and

establishing a good-faith waiver for local jurisdictions that cannot implement an expedited development review process.

Cross-filed Bill: SB356

**MD - HB7 Housing Innovation Pilot Program and Housing Innovation Fund - Establishment (Housing Innovation Pilot Program Act of 2024)**

Last Action: Hearing 1/30 at 1:00 p.m. (January 10, 2024)

Primary Sponsor: Delegate Vaughn Stewart (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Establishing the Housing Innovation Pilot Program in the Department of Housing and Community Development to provide loans for local housing authorities to develop mixed-income, cross-subsidized housing; establishing the Housing Innovation Fund; requiring a local housing authority to provide a dollar-for-dollar match for Program funds awarded to housing innovation projects that are part of the Program; requiring the Department to prioritize projects that do not use low-income housing tax credit equity or tax-exempt volume cap; etc.

Cross-filed Bill: SB203

**MD - HB12 Property Tax Credit - Retail Service Station Conversions**

Last Action: Hearing 1/25 at 1:00 p.m. (January 10, 2024)

Primary Sponsor: Delegate Sheila Ruth (D)

Cosponsors:

Delegate Kris Fair (D)

Delegate Mary A. Lehman (D)

Delegate Cheryl E. Pasteur (D)

Delegate N. Scott Phillips (D)

Delegate Andrew C. Pruski (D)

Delegate Jen Terrasa (D)

Delegate Chao Wu (D)

Committee: Ways and Means (House)

Scheduled Hearing:

Ways and Means (House)

**Date:** January 25, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 130, Annapolis, MD

Summary:

Authorizing the Mayor and City Council of Baltimore City or the governing body of a county or municipal corporation to grant, by law, a credit against the county or municipal corporation property tax imposed on real property if use of the real property has been converted from a retail service station to other certain uses; and requiring the State to pay to each county or municipal corporation that grants the property tax credit under the Act an amount equal to a 50% of forgone revenue.

Cross-filed Bill: SB67

[MD - HB13 Residential Property - Affordable Housing Land Trusts - Authority to Establish Condominium Regimes](#)

Last Action: Hearing 1/30 at 1:00 p.m. (January 10, 2024)

Primary Sponsor: Delegate Robbyn Lewis (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Authorizing a condominium regime to be established on certain land owned by an affordable housing land trust.

Cross-filed Bill: SB199

[MD - HB16 Tax Sales - Homeowner Protection Program - Funding](#)

Last Action: Hearing 2/01 at 1:00 p.m. (January 17, 2024)

Primary Sponsor: Delegate Anne R. Kaiser (D)

Committee: Ways and Means (House)

Scheduled Hearing:

Ways and Means (House)

**Date:** February 1, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 130, Annapolis, MD

Summary:

Requiring each collector of property taxes to include with each property tax bill a separate insert that describes the Homeowner Protection Program and encourages taxpayers to make a voluntary donation to the Program through a website maintained by the State Department of Assessments and Taxation; prohibiting the collector from delivering a certificate of sale to the purchaser of a property at a tax sale until the purchaser has paid a \$15 fee to the collector for each certificate issued by the collector; etc.

**[MD - HB17 Charter Counties - Comprehensive Plans - Affirmatively Furthering Fair Housing](#)**

Last Action: Hearing 2/06 at 1:30 p.m. (January 18, 2024)

Primary Sponsor: Chair, Environment and Transportation Committee

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** February 6, 2024

**Time:** 1:30pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Altering requirements for the housing element of a charter county's comprehensive plan to include requirements related to affirmatively furthering fair housing; requiring the housing element of a comprehensive plan that is enacted or amended on or after January 1, 2025 to include an assessment of fair housing to ensure that the county is affirmatively furthering fair housing; etc.

Cross-filed Bill: SB274

**[MD - HB20 Real Property Assessments Revaluation of Property on Transfer After Appeal](#)**

Last Action: First Reading Ways and Means (January 10, 2024)

Primary Sponsor: Chair, Ways and Means Committee

Committee: Ways and Means (House)

Summary:

Requiring that real property be revalued during a 3-year assessment cycle if, within 1 year after the assessment of a property is reduced due to an appeal, the property transfers for consideration that exceeds the value of the property before the reduction of the assessment.

Cross-filed Bill: SB263

**MD - HB29 Real Property - Transfer to Heir - Exemption From Prepayment**

Last Action: Hearing 2/01 at 1:00 p.m. (January 17, 2024)

Primary Sponsor: Delegate Terri L. Hill (D)

Cosponsors:

Delegate Mary A. Lehman (D)

Delegate Sheila Ruth (D)

Delegate Jen Terrasa (D)

Delegate Natalie Ziegler (D)

Committee: Ways and Means (House)

Scheduled Hearing:

Ways and Means (House)

**Date:** February 1, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 130, Annapolis, MD

Summary:

Providing that certain requirements for the prepayment of certain real property taxes do not apply to an instrument of writing transferring real property from the estate of a decedent to an heir of the decedent.

Cross-filed Bill: SB53

**MD - HB35 Property Tax - Submission of Building Permits to Supervisor of Assessments - Estimated Construction Cost**

Last Action: First Reading Ways and Means (January 10, 2024)

Primary Sponsor: Chair, Ways and Means Committee

Committee: Ways and Means (House)

Summary:

Requiring local permit offices to include a construction cost estimate when submitting a copy of a building permit to the supervisor of assessments of the county where the building is located.

Cross-filed Bill: SB276

**MD - HB36 Insurance - Protections After Loss or Damage to Property**

Last Action: Hearing 2/01 at 1:00 p.m. (January 11, 2024)

Primary Sponsor: Chair, Economic Matters Committee

Committee: Economic Matters (House)

Scheduled Hearing:

Economic Matters (House)

**Date:** February 1, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 230, Annapolis, MD

Summary:

Prohibiting a public adjuster, or anyone acting on behalf of a public adjuster, from soliciting or attempting to solicit a client within 24 hours after a loss or damage as covered by an insurance contract or between the hours of 8:00 P.M. and 8:00 A.M.; altering the statements that are required to be included in a public adjuster contract; and altering the services with respect to which it is a fraudulent insurance act for a contractor to take certain actions.

Cross-filed Bill: SB231

**[MD - HB44 Renters' Property Tax Relief and Homeowners' Property Tax Credit Programs - Gross Income and Assessed Value Limitations - Alterations](#)**

Last Action: Hearing 2/01 at 1:00 p.m. (January 17, 2024)

Primary Sponsor: Delegate Lorig Charkoudian (D)

Committee: Ways and Means (House)

Scheduled Hearing:

Ways and Means (House)

**Date:** February 1, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 130, Annapolis, MD

Summary:

Altering the definition of "gross income" to exclude public assistance received in a cash grant for purposes of the renters' property tax relief program and the homeowners' property tax credit program; increasing the combined gross income limit used to determine eligibility for the tax credits; and increasing, from \$300,000 to \$450,000, the maximum assessed value of a dwelling on which the homeowners' property tax credit is calculated.

Cross-filed Bill: SB343

**[MD - HB54 Property Tax - Transfer to Heir - Payment Plans](#)**

Last Action: Hearing 2/06 at 1:00 p.m. (January 17, 2024)

Primary Sponsor: Delegate Vanessa E. Atterbeary (D)

Committee: Ways and Means (House)

Scheduled Hearing:

Ways and Means (House)

**Date:** February 6, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 130, Annapolis, MD

Summary:

Exempting an instrument transferring residential real property from the estate of a decedent to an heir of the decedent from certain requirements for the payment of taxes on real property if the heir of the decedent enters into a payment plan to pay all the taxes due and owed on the property; requiring the State Tax Sale Ombudsman to contract with a vendor to operate an installment payment program for the payment of taxes in which any homeowner may enroll; etc.

### [MD - HB63 Property Tax - Credit for Dwelling House of Disabled Veterans - Alterations](#)

Last Action: Hearing 2/01 at 1:00 p.m. (January 17, 2024)

Primary Sponsor: Delegate Andrew C. Pruski (D)

Committee: Ways and Means (House)

Scheduled Hearing:

Ways and Means (House)

**Date:** February 1, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 130, Annapolis, MD

Summary:

Altering eligibility for a certain property tax credit against the county or municipal corporation property tax on the dwelling house of certain disabled veterans to include individuals who have been declared by the U.S. Department of Veterans Affairs to have a nonpermanent service-connected disability of 100% that results from blindness or any other disabling cause that was not caused or incurred by misconduct; and altering the criteria for determining the amount of the credit.

Cross-filed Bill: SB6

### [MD - HB66 Property Tax Credits - Public School Employees, Health and Safety Improvements, and Property Used for Local Housing Programs](#)

Last Action: Hearing 2/01 at 1:00 p.m. (January 17, 2024)

Primary Sponsor: Delegate Lorig Charkoudian (D)

Committee: Ways and Means (House)



Scheduled Hearing:

Ways and Means (House)

**Date:** February 1, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 130, Annapolis, MD

Summary:

Authorizing the Mayor and City Council of Baltimore City or the governing body of a county or municipal corporation to grant, by law, a certain property tax credit for certain residential real property owned by a public school employee under certain circumstances; authorizing the Mayor and City Council of Baltimore City or the governing body of a county or municipal corporation to grant, by law, a certain property tax credit for certain buildings if the owner made certain health or safety improvements on or after July 1, 2024; etc.

**MD - HB93 Landlord and Tenant - Termination of Residential Lease - Limitation of Liability for Rent**

Last Action: Hearing 1/30 at 1:00 p.m. (January 10, 2024)

Primary Sponsor: Delegate Bernice Mireku-North (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Limiting a tenant's liability for rent to no more than 2 months' rent after the date on which the tenant vacates a leased premises if a physician, counselor, therapist, or psychologist completes a form specifying that the tenant has an intellectual or developmental disability or mental disorder, the management of which is substantially limited by the leased premises.

Cross-filed Bill: SB162

**MD - HB100 Inheritance Tax Rate Beneficiaries of Limited Means**

Last Action: Hearing 2/01 at 1:00 p.m. (January 11, 2024)

Primary Sponsor: Delegate Jon S. Cardin (D)

Committee: Ways and Means (House)

Scheduled Hearing:

Ways and Means (House)

**Date:** February 1, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 130, Annapolis, MD

Summary:

Altering, under certain circumstances, the inheritance tax due on certain real property that passes from a decedent to or for the use of certain beneficiaries of limited means.

### **MD - HB131 Housing Development Permit Applications - Local Reporting Requirements**

Last Action: Hearing 2/06 at 1:30 p.m. (January 18, 2024)

Primary Sponsor: Delegate Vaughn Stewart (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** February 6, 2024

**Time:** 1:30pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Requiring local jurisdictions with at least 250,000 residents to report certain information about housing development permit applications to the Department of Housing and Community Development and the Department of Planning on or before February 1 each year; and requiring a local jurisdiction to make a copy of the report publicly available on its website.

### **MD - HB139 Landlord and Tenant - Office of Home Energy Programs - Financial Assistance**

Last Action: Hearing 1/30 at 1:00 p.m. (January 10, 2024)

Primary Sponsor: Delegate Lorig Charkoudian (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Requiring a landlord to accept financial assistance from the Office of Home Energy Programs in the Department of Human Services for the cost of utility services that a tenant is required to pay; requiring a landlord, under certain circumstances, to provide a tenant with utility service documentation that is necessary for the Office to determine the eligibility of the tenant for financial assistance; and authorizing the Department to impose an administrative penalty on a landlord in violation of the Act.

Cross-filed Bill: SB171

**MD - HB143** [Condominiums - Sales Contracts - Asbestos Disclosure](#)

Last Action: Hearing 1/30 at 1:00 p.m. (January 10, 2024)

Primary Sponsor: Delegate Linda Foley (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Establishing the unenforceability of contracts for the sale of condominium units that do not contain certain notice relating to the presence of asbestos.

Cross-filed Bill: SB46

**MD - HB154** [Homeowners' Property Tax Credit - Application Filing Deadline - Extension for Homeowner Protection Program Enrollees](#)

Last Action: First Reading Ways and Means (January 10, 2024)

Primary Sponsor: Chair, Ways and Means Committee

Committee: Ways and Means (House)

Summary:

Authorizing the State Department of Assessments and Taxation to accept an application for the homeowners' property tax credit submitted by a homeowner within 3 years after April 15 of the taxable year for which the credit is sought if the homeowner is enrolled in the Homeowner Protection Program; and applying the Act to all taxable years beginning after June 30, 2024.

Cross-filed Bill: SB286

**MD - HB158** [Courts - Prohibited Indemnity and Defense Liability Agreements](#)

Last Action: Hearing 1/31 at 1:00 p.m. (January 16, 2024)

Primary Sponsor: Delegate Jon S. Cardin (D)

Cosponsors:

Delegate Aaron M. Kaufman (D)

Delegate Cheryl E. Pasteur (D)

Delegate Kym Taylor (D)

Committee: Judiciary (House)

Scheduled Hearing:

Judiciary (House)

**Date:** January 31, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 100, Annapolis, MD

Summary:

Prohibiting a provision in a contract or agreement relating to architectural, engineering, inspecting, or surveying services that requires the promisor to defend a promisee against claims brought by a third party.

Cross-filed Bill: SB31

**[MD - HB159 Common Ownership Communities - Electric Vehicle Recharging Equipment \(Electric Vehicle Recharging Equipment Act of 2024\)](#)**

Last Action: Hearing 2/06 at 1:30 p.m. (January 18, 2024)

Primary Sponsor: Delegate Marc Korman (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** February 6, 2024

**Time:** 1:30pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Altering requirements for procedures relating to electric vehicle recharging equipment to include electric bicycles; establishing requirements and procedures relating to an application to the governing body of a cooperative housing corporation to install or use electric vehicle recharging equipment; and requiring the Department of Housing and Community Development to publish certain information on its common ownership community website.

**[MD - HB162 Courts - Prohibited Liability Agreements - Recreational Facilities](#)**

Last Action: Text - First - Courts - Prohibited Liability Agreements - Recreational Facilities (January 10, 2024)

Primary Sponsor: Delegate Jon S. Cardin (D)

Cosponsor: Delegate David Moon (D)

Committee: Judiciary (House)

## Summary:

Establishing that a provision in a contract or agreement relating to the use of a recreational facility that purports to limit the recreational facility's liability, or release the recreational facility from or indemnify or hold harmless the recreational facility against liability, for injury caused by or resulting from the negligence or other wrongful acts of the recreational facility or its agents or employees is void and unenforceable under certain circumstances.

**MD - HB174 Property Tax Assessment - Appeals to Maryland Tax Court - Filing Fee**

Last Action: Hearing 2/01 at 1:00 p.m. (January 17, 2024)

Primary Sponsor: Chair, Ways and Means Committee

Committee: Ways and Means (House)

Scheduled Hearing:

Ways and Means (House)

**Date:** February 1, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 130, Annapolis, MD

## Summary:

Requiring a taxpayer, when filing an appeal to the Maryland Tax Court of a property tax assessment for income-producing property valued greater than \$5,000,000, to pay a \$100 nonrefundable fee to the Maryland Tax Court.

Cross-filed Bill: SB279

**MD - HB181 Failure to Pay Rent Proceedings - Prohibition on Rent Increases and Shielding of Court Records**

Last Action: Text - First - Failure to Pay Rent Proceedings - Prohibition on Rent Increases and Shielding of Court Records (January 10, 2024)

Primary Sponsor: Delegate Terri L. Hill (D)

Cosponsors:

Delegate Sheila Ruth (D)

Delegate Jen Terrasa (D)

Committees:

Judiciary (House)

Environment and Transportation (House)

## Summary:

Prohibiting a landlord from increasing a tenant's rent because a judgment was entered against the tenant in a failure to pay rent action; requiring the District Court to shield all court records within 60

days after the final resolution of a failure to pay rent proceeding under certain circumstances; requiring the District Court to shield all court records relating to a failure to pay rent proceeding, on motion by a tenant, under certain circumstances; requiring the Maryland Judiciary to publish a certain form; etc.

Cross-filed Bill: SB19

### [MD - HB199 Multifamily Dwellings - Smoking Policies](#)

Last Action: Hearing 2/06 at 1:30 p.m. (January 18, 2024)

Primary Sponsor: Delegate Chao Wu (D)

Cosponsors:

Delegate Terri L. Hill (D)

Delegate Aaron M. Kaufman (D)

Delegate Todd B. Morgan (R)

Delegate Julie Palakovich Carr (D)

Delegate Gary Simmons (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** February 6, 2024

**Time:** 1:30pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Requiring the governing body of a common ownership community to develop a smoking policy if the property subject to the control of the governing body is a multifamily dwelling.

Cross-filed Bill: SB141

### [MD - HB211 Business Regulation - Contractors, Subcontractors, and Brokers - Prohibited Conduct](#)

Last Action: Hearing 2/07 at 1:00 p.m. (January 18, 2024)

Primary Sponsor: Delegate Deni Taveras (D)

Committee: Economic Matters (House)

Scheduled Hearing:

Economic Matters (House)

**Date:** February 7, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 230, Annapolis, MD

Summary:

Prohibiting a person from serving or acting as a broker between a contractor and subcontractor during the 5-year period immediately following the date the person was convicted of an offense constituting criminal malfeasance, misfeasance, or nonfeasance under any federal or State law.

[MD - HB216 Condominiums - Common Elements - Clean Energy Equipment](#)

Last Action: Hearing 1/30 at 1:00 p.m. (January 10, 2024)

Primary Sponsor: Delegate Lorig Charkoudian (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Authorizing certain governing bodies of a condominium to grant certain interests affecting the common elements of the condominium for the installation and use of leased clean energy equipment.

Cross-filed Bill: SB206

[MD - HB220 Homestead Property Tax Credit - Calculation of Credit for Dwelling Purchased by First-Time Homebuyer](#)

Last Action: Hearing 1/25 at 1:00 p.m. (January 10, 2024)

Primary Sponsor: Delegate Robert B. Long (R)

Committee: Ways and Means (House)

Scheduled Hearing:

Ways and Means (House)

**Date:** January 25, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 130, Annapolis, MD

Summary:

Authorizing certain local governments to allow, by law, a first-time homebuyer in the State to calculate the homestead property tax credit for property that includes a newly purchased dwelling using a certain method; requiring that the credit for a newly purchased dwelling be calculated in a certain manner; providing that a certain homeowner may receive the larger of the homestead property tax

credit amounts as calculated using certain methods; and applying the Act to all taxable years beginning after June 30, 2024.

**[MD - HB223 Commercial Law - Mortgage Loans - Verification of Ability to Repay](#)**

Last Action: Hearing 1/30 at 1:00 p.m. (January 16, 2024)

Primary Sponsor: Delegate Pam Queen (D)

Committee: Economic Matters (House)

Scheduled Hearing:

Economic Matters (House)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 230, Annapolis, MD

Summary:

Exempting mortgage loans made by community development financial institutions from certain requirements to verify the borrower's ability to repay.

**[MD - HB226 Property Tax Credit - Permanent Supportive Housing - Established](#)**

Last Action: Text - First - Property Tax Credit - Permanent Supportive Housing - Established (January 10, 2024)

Primary Sponsor: Chair, Ways and Means Committee

Committee: Ways and Means (House)

Summary:

Establishing a property tax credit against the State, county, and municipal corporation real property tax on certain properties that provide permanent supportive housing; providing for the calculation of the tax credit; providing for the recapture of the tax credit under certain circumstances; requiring a certain reimbursement by the State to a county or municipal corporation for a certain percentage of the tax credit; applying the Act to all taxable years beginning after June 30, 2025; etc.

Cross-filed Bill: SB269

**[MD - HB241 Housing and Community Development - Just Community Designation](#)**

Last Action: Hearing 1/30 at 1:00 p.m. (January 10, 2024)

Primary Sponsor: Chair, Environment and Transportation Committee

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)



**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Authorizing the Governor, on the recommendation of the Secretary of Housing and Community Development, to designate certain areas as Just Communities based on certain criteria; and providing for the prioritization of State funding for Just Communities to increase racial, economic and health equity in the State.

Cross-filed Bill: SB308

**[MD - HB243 Property Tax - Tax Sales - Revisions](#)**

Last Action: Hearing 2/06 at 1:00 p.m. (January 17, 2024)

Primary Sponsor: Chair, Ways and Means Committee

Committee: Ways and Means (House)

Scheduled Hearing:

Ways and Means (House)

**Date:** February 6, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 130, Annapolis, MD

Summary:

Requiring that certain property be withheld from tax sale; authorizing a county or a municipal corporation to withhold from tax sale certain property designated for redevelopment purposes; altering certain provisions of law concerning abandoned property that is sold for less than the lien amount; altering certain requirements concerning the rate of redemption for properties sold at tax sale; etc.

**[MD - HB247 Real Property - Residential Foreclosures - Procedures](#)**

Last Action: Hearing canceled (January 18, 2024)

Primary Sponsor: Chair, Environment and Transportation Committee

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Repealing the use of a preliminary loss mitigation affidavit in an order to docket or complaint to foreclose a mortgage or deed of trust on residential property; altering certain requirements for the filing of an action to foreclose a mortgage or deed of trust on residential property and altering certain requirements for an order to docket or a complaint to foreclose a mortgage or deed of trust; establishing that a copy of a notice of intent to foreclose is not a public record and is not subject to the Public Information Act; etc.

### [MD - HB248 Property Tax - Assessment Appeal Boards and Supervisors - Regional Organization](#)

Last Action: Text - First - Property Tax - Assessment Appeal Boards and Supervisors - Regional Organization (January 10, 2024)

Primary Sponsor: Chair, Ways and Means Committee

Committee: Ways and Means (House)

Summary:

Establishing certain regions for supervisors of real property assessments offices; altering the geographic jurisdiction of property tax assessment appeal boards from county to regional; establishing the membership of the regional boards; and prohibiting an employee of the State Department of Assessments and Taxation from concurrently being a member of a regional board, serving as the Administrator of the regional boards, or being employed as staff for a regional board.

### [MD - HB254 Commercial Law - Credit Regulation - Predatory Loan Prevention \(True Lender Act\)](#)

Last Action: Hearing 1/23 at 1:00 p.m. (January 11, 2024)

Primary Sponsor: Chair, Economic Matters Committee

Committee: Economic Matters (House)

Scheduled Hearing:

Economic Matters (House)

**Date:** January 23, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 230, Annapolis, MD

Summary:

Prohibiting a person from engaging in certain activities to evade certain requirements relating to lending or the extension of credit; establishing that a person is a lender subject to certain statutory requirements under certain circumstances; etc.

### [MD - HB266 Residential Owners in Common Ownership Communities - Bill of Rights](#)

Last Action: Hearing 2/06 at 1:30 p.m. (January 18, 2024)

Primary Sponsor: Delegate Marvin E. Holmes, Jr. (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** February 6, 2024

**Time:** 1:30pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Establishing a bill of rights for unit owners of a condominium, members of a cooperative housing corporation, and lot owners of a homeowners association.

[MD - HB271 Limited Liability Companies - Articles of Organization - Required Information](#)

Last Action: Hearing 2/06 at 1:00 p.m. (January 18, 2024)

Primary Sponsor: Delegate Robin L. Grammer, Jr. (R)

Committee: Economic Matters (House)

Scheduled Hearing:

Economic Matters (House)

**Date:** February 6, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 230, Annapolis, MD

Summary:

Requiring a limited liability company to include in its articles of organization the name and home address of each member who is authorized to act on behalf of the limited liability company; requiring a limited liability company to update information required under the Act in a certain manner; prohibiting a person from filing certain documents with the State Department of Assessments and Taxation that the person knows or has reason to know contain false information; providing a maximum \$5,000 penalty for a violation; etc.

[MD - HB273 Real Property - Regulation of Common Ownership Community Managers](#)

Last Action: Hearing 2/06 at 1:30 p.m. (January 18, 2024)

Primary Sponsor: Delegate Marvin E. Holmes, Jr. (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** February 6, 2024

**Time:** 1:30pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Creating the State Board of Common Ownership Community Managers in the Maryland Department of Labor to oversee the licensing of community managers who provide management services for common ownership communities; providing that certain provisions of the Act do not prohibit certain persons from providing certain services under certain circumstances; requiring an individual to be issued a license by the Board before providing management services for a common ownership community under certain circumstances; etc.

### [MD - HB279 Common Ownership Communities - Local Commissions - Requirements](#)

Last Action: Hearing 2/06 at 1:30 p.m. (January 18, 2024)

Primary Sponsor: Delegate Marvin E. Holmes, Jr. (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** February 6, 2024

**Time:** 1:30pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Establishing requirements for a local common ownership commission established by a local government.

### [MD - HB280 Local Government - Condominium and Homeowners Associations - Repair and Rehabilitation Funds](#)

Last Action: Hearing 2/06 at 1:30 p.m. (January 18, 2024)

Primary Sponsor: Delegate Marvin E. Holmes, Jr. (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** February 6, 2024

**Time:** 1:30pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Authorizing a county or a municipality to establish a certain fund for the purpose of providing support for the repair of infrastructure in a community subject to a condominium association or a homeowners association; and requiring that certain property tax revenues be assigned to a fund created under the Act.

[MD - HB281 Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Funding of Reserve Accounts](#)

Last Action: Hearing 2/06 at 1:30 p.m. (January 18, 2024)

Primary Sponsor: Delegate Marvin E. Holmes, Jr. (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** February 6, 2024

**Time:** 1:30pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Requiring that certain funds for the reserve account of a cooperative housing corporation, a residential condominium, or a homeowners association be deposited on or before the last day of each fiscal year; extending from 3 to 5 years the duration to comply with a certain funding requirement related to reserve accounts; and requiring a residential condominium or a homeowners association to review the reserve study annually for accuracy.

[MD - HB283 Housing and Community Development - Affordable Housing - Identifying Suitable Property](#)

Last Action: Hearing 2/06 at 1:30 p.m. (January 18, 2024)

Primary Sponsor: Delegate Julie Palakovich Carr (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** February 6, 2024

**Time:** 1:30pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Repealing a requirement that the Department of Housing and Community Development identify certain property as suitable for use or redevelopment; prohibiting the Department from identifying certain property for use or redevelopment as affordable housing; and requiring the Department to consider certain factors when identifying whether a property is suitable for use or redevelopment as affordable housing.

Cross-filed Bill: SB333

[MD - HB285 Task Force on Property Appraisal and Valuation Equity - Alterations](#)

Last Action: Hearing 2/13 at 1:00 p.m. (January 18, 2024)

Primary Sponsor: Delegate Marvin E. Holmes, Jr. (D)

Cosponsors:

Delegate Adrian Boafo (D)

Delegate Diana M. Fennell (D)

Delegate Kym Taylor (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** February 13, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Moving from October 31, 2023, to October 31, 2024, the deadline for the reporting requirement for the Task Force on Property Appraisal and Valuation Equity; and extending from June 30, 2024, to December 31, 2024, the termination date for the Task Force.

### [MD - HB286 Task Force on Common Ownership Communities](#)

Last Action: Hearing 2/13 at 1:00 p.m. (January 18, 2024)

Primary Sponsor: Delegate Marvin E. Holmes, Jr. (D)

Cosponsors:

Delegate Michele Guyton (D)

Delegate Cheryl E. Pasteur (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** February 13, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Establishing the Task Force on Common Ownership Communities to study the education and training needs of common ownership community boards and new and prospective owners of homes and dwelling units in common ownership communities; and requiring the Task Force to submit a final report of its findings and recommendations to the Governor and the General Assembly on or before December 31, 2025.

### [MD - HB287 Tax Credits Homeowners and Renters Income Calculation](#)

Last Action: Hearing 2/06 at 1:00 p.m. (January 17, 2024)

Primary Sponsor: Delegate Lorig Charkoudian (D)

Committee: Ways and Means (House)

Scheduled Hearing:

Ways and Means (House)

**Date:** February 6, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 130, Annapolis, MD

Summary:

Excluding the cash value of any qualified retirement savings plans or individual retirement accounts from the definition of "assets" for purposes of certain property tax relief provided to certain renters.

Cross-filed Bill: SB342

### [MD - HB309 Cooperative Housing Corporations - Dispute Settlement](#)

Last Action: Hearing 2/13 at 1:00 p.m. (January 18, 2024)

Primary Sponsor: Delegate Anne Healey (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** February 13, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Altering procedures for the dispute settlement mechanism under the Maryland Cooperative Housing Corporation Act; and applying the Act prospectively.

Cross-filed Bill: SB15

### [MD - HB350 Budget Bill \(Fiscal Year 2025\)](#)

Last Action: Text - First - Budget Bill (Fiscal Year 2025) (January 17, 2024)

Primary Sponsor: Speaker

Committee: Appropriations (House)

Summary:

Making the proposed appropriations contained in the State Budget for the fiscal year ending June 30, 2025, in accordance with Article III, Section 52 of the Maryland Constitution; etc.

Cross-filed Bill: SB360

**[MD - HB359](#)** [Petition for Guardianship of the Property of Alleged Disabled Person - Stay of Civil Actions and Proceedings](#)

Last Action: Text - First - Petition for Guardianship of the Property of Alleged Disabled Person - Stay of Civil Actions and Proceedings (January 17, 2024)

Primary Sponsor: Delegate Jeffrie E. Long, Jr. (D)

Cosponsors:

Delegate Tiffany T. Alston (D)

Delegate Marlon Amprey (D)

Delegate Elizabeth Embry (D)

Delegate Kevin M. Harris (D)

Delegate Cheryl E. Pasteur (D)

Delegate Kent Roberson (D)

Delegate Karen Simpson (D)

Delegate Stephanie Smith (D)

Delegate Kym Taylor (D)

Committee: Judiciary (House)

Summary:

Requiring an automatic stay of certain civil actions or proceedings on the filing of a petition for guardianship of the property of an alleged disabled person; and requiring, to effectuate service of process for certain civil actions against an alleged disabled person, the temporary or permanent guardian of the property of the disabled person to be served.

**[MD - HB361](#)** [Property Tax Exemption for Community Solar Energy Generating Systems - Limitation on Generating Capacity - Alteration](#)

Last Action: Text - First - Property Tax Exemption for Community Solar Energy Generating Systems - Limitation on Generating Capacity - Alteration (January 17, 2024)

Primary Sponsor: Delegate Carl Jackson (D)

Committee: Economic Matters (House)

Summary:

Increasing, from 2 megawatts to 5 megawatts, the limitation on the generating capacity for certain community solar energy generating systems that are exempt from personal property taxes.

**[MD - HB366](#)** [Restrictions on Use - Solar Collector Systems - Alteration](#)

Last Action: Hearing 2/13 at 1:00 p.m. (January 18, 2024)



Primary Sponsor: Delegate Stephanie Smith (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

**Date:** February 13, 2024

**Time:** 1:00pm (EST)

**Location:** House Office Building, Room 250, Annapolis, MD

Summary:

Prohibiting a restriction on land use that increases the cost of installing a solar collector system by at least 5% over a certain cost or that reduces the efficiency of the system by at least 10% under a certain energy generation level; authorizing a community association to impose certain restrictions on the installation of solar collector systems in common areas or common elements; authorizing a community association to install a solar collector system in common areas or common elements under certain circumstances; etc.

Cross-filed Bill: SB49

**[MD - HB372 Montgomery County and Prince George's County - Rent Court Workforce Solutions Pilot Program](#)**

Last Action: Text - First - Montgomery County and Prince George's County - Rent Court Workforce Solutions Pilot Program (January 17, 2024)

Primary Sponsor: Delegate Kevin M. Harris (D)

Cosponsor: Delegate Vaughn Stewart (D)

Committee: Judiciary (House)

Summary:

Establishing the Rent Court Workforce Solutions Pilot Program in Montgomery County and Prince George's County to provide residential tenants who are facing eviction for a failure to pay rent with information on workforce development and employment opportunities; and requiring by January 1, 2026 and each January 1 thereafter, a designated organization to report to the Governor and the General Assembly on the number of individuals that were connected to workforce development programs or employment opportunities through the Program.

Cross-filed Bill: SB354

**[MD - HB382 Criminal and Civil Trespass - Professional Land Surveyors - Exception](#)**

Last Action: Text - First - Criminal and Civil Trespass - Professional Land Surveyors - Exception (January 17, 2024)

Primary Sponsor: Delegate Stuart Michael Schmidt, Jr. (R)

Cosponsors:

Delegate Mary A. Lehman (D)

Delegate April Miller (R)

Committee: Judiciary (House)

Summary:

Establishing exceptions to certain criminal prohibitions against trespass on property and the civil tort of trespass for professional land surveyors, and agents and employees of professional land surveyors, who enter the property of another to practice land surveying.

Cross-filed Bill: SB344

**MD - HB384 Prince George's County Business Improvement Districts Sale of Commercial Property PG 4024**

Last Action: Text - First - Prince George's County Business Improvement Districts Sale of Commercial Property PG 4024 (January 17, 2024)

Primary Sponsor: Prince George's County Delegation

Committee: Environment and Transportation (House)

Summary:

Requiring the Prince George's County Department of Housing and Community Development to notify and consider comments from the board of directors of a certain business improvement district corporation before the sale of certain commercial property; and providing that a certain district corporation has the preemptive right to the purchase of certain commercial property under certain circumstances.

**MD - HB401 Property Tax Exemption - Rental Income - Reporting Requirement**

Last Action: Text - First - Property Tax Exemption - Rental Income - Reporting Requirement (January 18, 2024)

Primary Sponsor: Delegate Lily Qi (D)

Committee: Ways and Means (House)

Summary:

Requiring the owner of real property that is exempt from real property tax under certain provisions of law to report any rental income that is attributable to the property to the State Department of Assessments and Taxation under certain circumstances.

Cross-filed Bill: SB369

[MD - HB402 Real Property - Nuisance and Breach of Lease Actions - Rodent Harborage](#)

Last Action: Text - First - Real Property - Nuisance and Breach of Lease Actions - Rodent Harborage (January 18, 2024)

Primary Sponsor: Delegate Robin L. Grammer, Jr. (R)

Committee: Environment and Transportation (House)

Summary:

Authorizing an individual to bring a nuisance action for damages caused by rodent harborage on certain real property against certain individuals and authorizing a landlord to bring a breach of lease action against a tenant for behavior that causes or contributes to rodent harborage; and providing that a nuisance action may not be brought under the Act if the rodent harborage occurs on property that is zoned for agricultural use and is actually and primarily used as agricultural property.

[MD - HB417 Baltimore County - Nuisance Actions - Community Association](#)

Last Action: Text - First - Baltimore County - Nuisance Actions - Community Association (January 18, 2024)

Primary Sponsor: Delegate Robin L. Grammer, Jr. (R)

Cosponsors:

Delegate Nick Allen (D)

Delegate Harry Bhandari (D)

Delegate Eric Ebersole (D)

Delegate Michele Guyton (D)

Delegate Nino Mangione (R)

Delegate Aletheia McCaskill (D)

Delegate Ric Metzgar (R)

Delegate Ryan Nawrocki (R)

Delegate Cheryl E. Pasteur (D)

Delegate N. Scott Phillips (D)

Delegate Kathy Szeliga (R)

Delegate Jennifer White Holland (D)

Committee: Environment and Transportation (House)

Summary:

Altering the definitions of "community association" and "local code violation" to authorize community associations to seek judicial relief for nuisance abatement in Baltimore County; and repealing a provision of law requiring the Circuit Court for Baltimore County to determine the amount and conditions of a bond filed by a community association in a certain nuisance action.

Cross-filed Bill: SB383

**[MD - SB6 Property Tax - Credit for Dwelling House of Disabled Veterans - Alterations](#)**

Last Action: Text - First - Property Tax - Credit for Dwelling House of Disabled Veterans - Alterations (January 10, 2024)

Primary Sponsor: Senator Dawn Gile (D)

Cosponsors:

Senator Pamela Beidle (D)

Senator Mary Beth Carozza (R)

Senator Katherine Klausmeier (D)

Senator Bryan W. Simonaire (R)

Senator William C. Smith, Jr. (D)

Committee: Budget and Taxation (Senate)

Summary:

Altering eligibility for a certain property tax credit against the county or municipal corporation property tax on the dwelling house of certain disabled veterans to include individuals who have been declared by the U.S. Department of Veterans Affairs to have a nonpermanent service-connected disability of 100% that results from blindness or any other disabling cause that was not caused or incurred by misconduct; and altering the criteria for determining the amount of the credit.

Cross-filed Bill: HB63

**[MD - SB14 Economic Development - Tourism Zones - Designation and Benefits](#)**

Last Action: Text - First - Economic Development - Tourism Zones - Designation and Benefits (January 10, 2024)

Primary Sponsor: Senator Michael A. Jackson (D)

Committee: Budget and Taxation (Senate)

Summary:

Authorizing the Mayor and City Council of Baltimore City or the governing body of a municipal corporation to designate, by law, an area within that political subdivision as a tourism zone under certain circumstances; authorizing Baltimore City or a municipal corporation to exempt from the admissions and amusement tax gross receipts from certain admissions or amusement charges levied in a tourism zone; etc.

**[MD - SB15 Cooperative Housing Corporations - Dispute Settlement](#)**

Last Action: Hearing 2/08 at 1:00 p.m. (January 15, 2024)

Primary Sponsor: Senator Chris West (R)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** February 8, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Altering procedures for the dispute settlement mechanism under the Maryland Cooperative Housing Corporation Act; and applying the Act prospectively.

Cross-filed Bill: HB309

[MD - SB19 Failure to Pay Rent Proceedings - Prohibition on Rent Increases and Shielding of Court Records](#)

Last Action: Hearing 1/30 at 1:00 p.m. (January 15, 2024)

Primary Sponsor: Senator Charles E. Sydnor, III (D)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Prohibiting a landlord from increasing a tenant's rent because a judgment was entered against the tenant in a failure to pay rent action; requiring the District Court to shield all court records within 60 days after the final resolution of a failure to pay rent proceeding under certain circumstances; requiring the District Court to shield all court records relating to a failure to pay rent proceeding, on motion by a tenant, under certain circumstances; requiring the Maryland Judiciary to publish a certain form; etc.

Cross-filed Bill: HB181

[MD - SB25 Property Tax Credit - Disabled or Fallen Law Enforcement Officer or Rescue Worker - Alterations](#)

Last Action: Text - First - Property Tax Credit - Disabled or Fallen Law Enforcement Officer or Rescue Worker - Alterations (January 10, 2024)

Primary Sponsor: Senator Katherine Klausmeier (D)

Committee: Budget and Taxation (Senate)

Summary:

Altering, for purposes of a certain property tax credit, the definition of "fallen law enforcement officer or rescue worker" to include disabled law enforcement officers or rescue workers who have died regardless of the cause of death; requiring, under certain circumstances, the amount of the credit for a certain dwelling owned by a disabled or fallen law enforcement officer or rescue worker or the surviving spouse or cohabitant to be in the same proportion as the property tax credit initially granted for the dwelling; etc.

### [MD - SB31 Courts - Prohibited Indemnity and Defense Liability Agreements](#)

Last Action: Hearing 2/08 at 1:00 p.m. (January 15, 2024)

Primary Sponsor: Senator Chris West (R)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** February 8, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Prohibiting a provision in a contract or agreement relating to architectural, engineering, inspecting, or surveying services that requires the promisor to defend a promisee against claims brought by a third party.

Cross-filed Bill: HB158

### [MD - SB46 Condominiums - Sales Contracts - Asbestos Disclosure](#)

Last Action: Hearing 1/30 at 1:00 p.m. (January 15, 2024)

Primary Sponsor: Senator Jeff Waldstreicher (D)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Establishing the unenforceability of contracts for the sale of condominium units that do not contain certain notice relating to the presence of asbestos.

Cross-filed Bill: HB143

**MD - SB49** [Restrictions on Use - Solar Collector Systems - Alteration](#)

Last Action: Hearing 2/08 at 1:00 p.m. (January 18, 2024)

Primary Sponsor: Senator Sarah K. Elfreth (D)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** February 8, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Prohibiting a restriction on land use that increases the cost of installing a solar collector system by at least 5% over a certain cost or that reduces the efficiency of the system by at least 10% under a certain energy generation level; authorizing a community association to impose certain restrictions on the installation of solar collector systems in common areas or common elements; authorizing a community association to install a solar collector system in common areas or common elements under certain circumstances; etc.

Cross-filed Bill: HB366

**MD - SB53** [Real Property - Transfer to Heir - Exemption From Prepayment](#)

Last Action: Hearing canceled (January 18, 2024)

Primary Sponsor: Senator Ariana B. Kelly (D)

Committee: Budget and Taxation (Senate)

Summary:

Providing that certain requirements for the prepayment of certain real property taxes do not apply to an instrument of writing transferring real property from the estate of a decedent to an heir of the decedent.

Cross-filed Bill: HB29

**MD - SB67** [Property Tax Credit Retail Service Station Conversions](#)

Last Action: Text - First - Property Tax Credit Retail Service Station Conversions (January 10, 2024)

Primary Sponsor: Senator Benjamin Brooks (D)

Committee: Budget and Taxation (Senate)

## Summary:

Authorizing the Mayor and City Council of Baltimore City or the governing body of a county or municipal corporation to grant, by law, a credit against the county or municipal corporation property tax imposed on real property if use of the real property has been converted from a retail service station to other certain uses; and requiring the State to pay to each county or municipal corporation that grants the property tax credit under the Act an amount equal to a 50% of forgone revenue.

Cross-filed Bill: HB12

**[MD - SB105 Burial Sites of Enslaved Persons - Protection and Access \(Emancipation for the Maryland Deceased Enslaved Act\)](#)**

Last Action: Hearing 1/30 at 1:00 p.m. (January 15, 2024)

Primary Sponsor: Senator Arthur Ellis (D)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD

## Summary:

Requiring an owner of land that encompasses any part of a former plantation to identify and allow visitation to certain burial sites of enslaved persons, under certain circumstances; prohibiting construction of any structure on certain burial sites; establishing the Office of Burial Sites of the Maryland Enslaved; and requiring, beginning in fiscal year 2026, the Governor to include in the annual budget bill an appropriation of \$2,500,000 for the Office.

**[MD - SB125 Residential Property Sales - Contract Disclosures - Superfund Sites](#)**

Last Action: Hearing 1/30 at 1:00 p.m. (January 15, 2024)

Primary Sponsor: Senator Karen Lewis Young (D)

Cosponsor: Senator William G. Folden (R)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD



## Summary:

Requiring the seller of any residential real property located within 0.5 miles of a National Priorities List (NPL) Superfund site to provide the buyer with an addendum to the contract for the sale of the property that contains the identification of the Superfund site, the definition of an NPL Superfund site, web addresses for certain websites, and a notice that the buyer may void the contract of sale within 5 days after signing and dating the contract of sale.

**MD - SB138** Baltimore City Property Taxes Authority to Set a Special Rate for Vacant and Abandoned Property

Last Action: Text - First - Baltimore City Property Taxes Authority to Set a Special Rate for Vacant and Abandoned Property (January 10, 2024)

Primary Sponsor: Senator Antonio Hayes (D)

Committee: Budget and Taxation (Senate)

Scheduled Hearing:

Budget and Taxation (Senate)

**Date:** January 24, 2024

**Time:** 1:00pm (EST)

**Location:** West Miller Senate Building, Room 3, Annapolis, MD

## Summary:

Authorizing the Mayor and City Council of Baltimore City to set a special property tax rate for a vacant or improved property cited as vacant and unfit for habitation or other authorized use on a housing or building violation notice; and applying the Act to all taxable years beginning after June 30, 2024.

Cross-filed Bill: HB2

**MD - SB141** Multifamily Dwellings - Smoking Policies

Last Action: Hearing 1/30 at 1:00 p.m. (January 15, 2024)

Primary Sponsor: Senator Alonzo T. Washington (D)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Requiring the governing body of a common ownership community to develop a smoking policy if the property subject to the control of the governing body is a multifamily dwelling.

Cross-filed Bill: HB199

**MD - SB147 Real Property - Access to Counsel in Evictions Program - Mandated Reports**

Last Action: Hearing 1/30 at 1:00 p.m. (January 15, 2024)

Primary Sponsor: Senator Chris West (R)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Altering the information relating to the Access to Counsel in Eviction Program required to be reported by the Maryland Legal Services Corporation each year to include disaggregation by case type, the amount paid to attorneys for each case managed, the geographic distribution of cases, disposition of cases decided, amount of state and federal funds allocated to each designated organization, and the number of individuals provided legal representation for multiple cases.

**MD - SB162 Landlord and Tenant - Termination of Residential Lease - Limitation of Liability for Rent**

Last Action: Hearing 1/30 at 1:00 p.m. (January 15, 2024)

Primary Sponsor: Senator Jeff Waldstreicher (D)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Limiting a tenant's liability for rent under a residential lease if a physician, counselor, therapist, or psychologist completes a form specifying that the tenant has an intellectual or developmental disability or mental disorder and the tenant vacates the leased premises, the management of which is extremely limited by the leased premises.

Cross-filed Bill: HB93

**MD - SB171** Landlord and Tenant Office of Home Energy Programs Financial Assistance

Last Action: Hearing 1/30 at 1:00 p.m. (January 15, 2024)

Primary Sponsor: Senator Malcolm Augustine (D)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Requiring a landlord to accept financial assistance from the Office of Home Energy Programs in the Department of Human Services for the cost of utility services that a tenant is required to pay; requiring a landlord, under certain circumstances, to provide a tenant with utility service documentation that is necessary for the Office to determine the eligibility of the tenant for financial assistance; and authorizing the Department to impose on a landlord in violation of the Act certain administrative penalties.

Cross-filed Bill: HB139

**MD - SB191** Prince George's County - Property Tax Credit - Public School Employees PG 503-24

Last Action: Text - First - Prince George's County - Property Tax Credit - Public School Employees PG 503-24 (January 10, 2024)

Primary Sponsor: Senator Alonzo T. Washington (D)

Committee: Budget and Taxation (Senate)

Scheduled Hearing:

Budget and Taxation (Senate)

**Date:** January 24, 2024

**Time:** 1:00pm (EST)

**Location:** West Miller Senate Building, Room 3, Annapolis, MD

Summary:

Authorizing the governing body of Prince George's County to grant, by law, a property tax credit against the county property tax imposed on dwellings that are owned by certain eligible employees of the Prince George's County Public School System; providing for the maximum amount of the credit; requiring the Prince George's County government to submit a certain report concerning the credit to

certain persons on or before a certain date; applying the Act to all taxable years beginning after June 30, 2024; etc.

**MD - SB199 Residential Property - Affordable Housing Land Trusts - Authority to Establish Condominium Regimes**

Last Action: Hearing 1/30 at 1:00 p.m. (January 15, 2024)

Primary Sponsor: Senator Jeff Waldstreicher (D)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Authorizing a condominium regime to be established on certain land owned by an affordable housing land trust.

Cross-filed Bill: HB13

**MD - SB203 Housing Innovation Pilot Program and Housing Innovation Fund - Establishment (Housing Innovation Pilot Program Act of 2024)**

Last Action: Hearing 1/25 at 2:00 p.m. (January 17, 2024)

Primary Sponsor: Senator Jeff Waldstreicher (D)

Committee: Education, Energy, and the Environment (Senate)

Scheduled Hearings:

Education, Energy, and the Environment (Senate)

**Date:** January 25, 2024

**Time:** 1:00pm (EST)

**Location:** West Miller Senate Building, Room 2, Annapolis, MD

Education, Energy, and the Environment (Senate)

**Date:** January 25, 2024

**Time:** 2:00pm (EST)

**Location:** West Miller Senate Building, Room 2, Annapolis, MD

Summary:

Establishing the Housing Innovation Pilot Program in the Department of Housing and Community Development to provide funds for certain mixed-income, cross-subsidized housing; establishing the Housing Innovation Fund; requiring a local housing authority to provide a dollar-for-dollar

match for Program funds awarded to housing innovation projects that are part of the Program; requiring the Department to prioritize projects that do not use low-income housing tax credit equity or tax-exempt volume cap; etc.

Cross-filed Bill: HB7

### [MD - SB206 Condominiums - Common Elements - Clean Energy Equipment](#)

Last Action: Hearing 1/30 at 1:00 p.m. (January 15, 2024)

Primary Sponsor: Senator William C. Smith, Jr. (D)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** January 30, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Authorizing certain governing bodies of a condominium to grant certain interests affecting the common elements of the condominium for the installation and use of leased clean energy equipment.

Cross-filed Bill: HB216

### [MD - SB224 Cemeteries - Burial-Transit Permits - Required Information](#)

Last Action: Text - First - Cemeteries - Burial-Transit Permits - Required Information (January 10, 2024)

Primary Sponsor: Chair, Finance Committee

Committee: Finance (Senate)

Scheduled Hearing:

Finance (Senate)

**Date:** January 24, 2024

**Time:** 1:30pm (EST)

**Location:** East Miller Senate Building, Room 3, Annapolis, MD

Summary:

Requiring a person in charge of a cemetery to write on a burial-transit permit, the date of final disposition, the name and physical address of the cemetery, the burial, inurnment or scattering section and the lot and space number, or if the body or fetus was cremated and a certain authorizing

agent takes control of the cremains, the name and address of the authorizing agent and the authorizing agent's relationship to the deceased or fetus.

**MD - SB231 Insurance Protections After Loss or Damage to Property**

Last Action: Text - First - Insurance Protections After Loss or Damage to Property (January 10, 2024)

Primary Sponsor: Chair, Finance Committee

Committee: Finance (Senate)

Scheduled Hearing:

Finance (Senate)

**Date:** January 24, 2024

**Time:** 1:30pm (EST)

**Location:** East Miller Senate Building, Room 3, Annapolis, MD

Summary:

Prohibiting a public adjuster, or anyone acting on behalf of a public adjuster, from soliciting or attempting to solicit a client within 24 hours after a loss or damage as covered by an insurance contract or between the hours of 8:00 P.M. and 8:00 A.M.; altering the statements that are required to be included in a public adjuster contract; and altering the services with respect to which it is a fraudulent insurance act for a contractor to take certain actions.

Cross-filed Bill: HB36

**MD - SB263 Real Property Assessments - Revaluation of Property on Transfer After Appeal**

Last Action: Text - First - Real Property Assessments - Revaluation of Property on Transfer After Appeal (January 10, 2024)

Primary Sponsor: Chair, Budget and Taxation Committee

Committee: Budget and Taxation (Senate)

Summary:

Requiring that real property be revalued during a 3-year assessment cycle if, within 1 year after the assessment of a property is reduced due to an appeal, the property transfers for consideration that exceeds the value of the property before the reduction of the assessment.

Cross-filed Bill: HB20

**MD - SB269 Property Tax Credit - Permanent Supportive Housing - Established**

Last Action: Hearing canceled (January 11, 2024)

Primary Sponsor: Chair, Budget and Taxation Committee

Committee: Budget and Taxation (Senate)

Scheduled Hearing:

Budget and Taxation (Senate)

**Date:** January 24, 2024

**Time:** 1:00pm (EST)

**Location:** West Miller Senate Building, Room 3, Annapolis, MD

Summary:

Establishing a property tax credit against the State, county, and municipal corporation real property tax on certain properties that provide permanent supportive housing; providing for the calculation of the tax credit; providing for the recapture of the tax credit under certain circumstances; requiring a certain reimbursement by the State to a county or municipal corporation for a certain percentage of the tax credit; applying the Act to all taxable years beginning after June 30, 2025; etc.

Cross-filed Bill: HB226

### [MD - SB274 Charter Counties - Comprehensive Plans - Affirmatively Furthering Fair Housing](#)

Last Action: Hearing 1/25 at 2:00 p.m. (January 17, 2024)

Primary Sponsor: Chair, Education, Energy, and the Environment Committee

Committee: Education, Energy, and the Environment (Senate)

Scheduled Hearings:

Education, Energy, and the Environment (Senate)

**Date:** January 25, 2024

**Time:** 1:00pm (EST)

**Location:** West Miller Senate Building, Room 2, Annapolis, MD

Education, Energy, and the Environment (Senate)

**Date:** January 25, 2024

**Time:** 2:00pm (EST)

**Location:** West Miller Senate Building, Room 2, Annapolis, MD

Summary:

Altering requirements for the housing element of a charter county's comprehensive plan to include requirements related to affirmatively furthering fair housing; requiring the housing element of a comprehensive plan that is enacted or amended on or after January 1, 2025 to include an assessment of fair housing to ensure that the county is affirmatively furthering fair housing; etc.

Cross-filed Bill: HB17

[MD - SB276 Property Tax - Submission of Building Permits to Supervisor of Assessments - Estimated Construction Cost](#)

Last Action: Text - First - Property Tax - Submission of Building Permits to Supervisor of Assessments - Estimated Construction Cost (January 10, 2024)

Primary Sponsor: Chair, Budget and Taxation Committee

Committee: Budget and Taxation (Senate)

Summary:

Requiring local permit offices to include a construction cost estimate when submitting a copy of a building permit to the supervisor of assessments of the county where the building is located.

Cross-filed Bill: HB35

[MD - SB279 Property Tax Assessment - Appeals to Maryland Tax Court - Filing Fee](#)

Last Action: Text - First - Property Tax Assessment - Appeals to Maryland Tax Court - Filing Fee (January 10, 2024)

Primary Sponsor: Chair, Budget and Taxation Committee

Committee: Budget and Taxation (Senate)

Summary:

Requiring a taxpayer, when filing an appeal to the Maryland Tax Court of a property tax assessment for income-producing property valued greater than \$5,000,000, to pay a \$100 nonrefundable fee to the Maryland Tax Court.

Cross-filed Bill: HB174

[MD - SB280 Notarial Acts - Protest Form Requirement - Repeal](#)

Last Action: Hearing 2/06 at 1:00 p.m. (January 15, 2024)

Primary Sponsor: Chair, Judicial Proceedings Committee

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** February 6, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Repealing the requirement that a notary public use a certain protest form.

[MD - SB283 Homeowners' Property Tax Credit - Application - Attestation of Gross Income](#)



Last Action: Text - First - Homeowners' Property Tax Credit - Application - Attestation of Gross Income (January 10, 2024)

Primary Sponsor: Chair, Budget and Taxation Committee

Committee: Budget and Taxation (Senate)

Summary:

Authorizing an applicant for the homeowners' property tax credit to attest to gross income on an application in lieu of providing an income tax return to the State Department of Assessments and Taxation under certain circumstances; and applying the Act to all taxable years beginning after June 30, 2024.

**[MD - SB286 Homeowners' Property Tax Credit - Application Filing Deadline - Extension for Homeowner Protection Program Enrollees](#)**

Last Action: Text - First - Homeowners' Property Tax Credit - Application Filing Deadline - Extension for Homeowner Protection Program Enrollees (January 10, 2024)

Primary Sponsor: Chair, Budget and Taxation Committee

Committee: Budget and Taxation (Senate)

Summary:

Authorizing the State Department of Assessments and Taxation to accept an application for the homeowners' property tax credit submitted by a homeowner within 3 years after April 15 of the taxable year for which the credit is sought if the homeowner is enrolled in the Homeowner Protection Program; and applying the Act to all taxable years beginning after June 30, 2024.

Cross-filed Bill: HB154

**[MD - SB289 State Department of Assessments and Taxation - Office of the Director - Administrative Expenses](#)**

Last Action: Text - First - State Department of Assessments and Taxation - Office of the Director - Administrative Expenses (January 10, 2024)

Primary Sponsor: Chair, Budget and Taxation Committee

Committee: Budget and Taxation (Senate)

Summary:

Increasing from 5% to 15% the percentage of the administrative expenses of the Office of the Director of the State Department of Assessments and Taxation that the Department may pay from a certain fund.

**[MD - SB296 State Board for Professional Land Surveyors - Sunset Extension](#)**

Last Action: Text - First - State Board for Professional Land Surveyors - Sunset Extension (January 10, 2024)

Primary Sponsor: Chair, Education, Energy, and the Environment Committee

Committee: Education, Energy, and the Environment (Senate)

Summary:

Continuing the Board for Professional Land Surveyors in accordance with the provisions of the Maryland Program Evaluation Act (sunset law) by extending to July 1, 2034 the termination provisions relating to the statutory and regulatory authority of the Board.

### **MD - SB308 Housing and Community Development - Just Community Designation**

Last Action: Hearing 2/01 at 1:00 p.m. (January 16, 2024)

Primary Sponsor: Chair, Education, Energy, and the Environment Committee

Committee: Education, Energy, and the Environment (Senate)

Scheduled Hearing:

Education, Energy, and the Environment (Senate)

**Date:** February 1, 2024

**Time:** 1:00pm (EST)

**Location:** West Miller Senate Building, Room 2, Annapolis, MD

Summary:

Authorizing the Governor, on the recommendation of the Secretary of Housing and Community Development, to designate certain areas as Just Communities based on certain criteria; and providing for the prioritization of State funding for Just Communities to increase racial, economic, and health equity in the State.

Cross-filed Bill: HB241

### **MD - SB321 Property Tax - Credit for Hotel or Residential Development Projects**

Last Action: Hearing 1/24 at 1:00 p.m. (January 13, 2024)

Primary Sponsor: Senator Michael A. Jackson (D)

Committee: Budget and Taxation (Senate)

Scheduled Hearing:

Budget and Taxation (Senate)

**Date:** January 24, 2024

**Time:** 1:00pm (EST)

**Location:** West Miller Senate Building, Room 3, Annapolis, MD

Summary:

Authorizing the Mayor and City Council of Baltimore City or the governing body of a county or municipal corporation to grant, by law, a tax credit against the county or municipal corporation property tax imposed on real property that is used for certain hotel or residential development projects; and altering eligibility for a certain property tax credit in Wicomico County against the county or municipal corporation property tax imposed on real property that is used for certain hotel or residential development projects.

**MD - SB333 Housing and Community Development - Affordable Housing - Identifying Suitable Property**

Last Action: Text - First - Housing and Community Development - Affordable Housing - Identifying Suitable Property (January 12, 2024)

Primary Sponsor: Senator Shelly Hettleman (D)

Committee: Education, Energy, and the Environment (Senate)

Summary:

Repealing a requirement that the Department of Housing and Community Development identify certain property as suitable for use or redevelopment; prohibiting the Department from identifying certain property for use or redevelopment as affordable housing; and requiring the Department to consider certain factors when identifying whether a property is suitable for use or redevelopment as affordable housing.

Cross-filed Bill: HB283

**MD - SB340 Property Tax - Credit to Offset Increases in Local Tax Revenue**

Last Action: Hearing 1/24 at 1:00 p.m. (January 13, 2024)

Primary Sponsor: Senator Nancy J. King (D)

Committee: Budget and Taxation (Senate)

Scheduled Hearing:

Budget and Taxation (Senate)

**Date:** January 24, 2024

**Time:** 1:00pm (EST)

**Location:** West Miller Senate Building, Room 3, Annapolis, MD

Summary:

Authorizing Baltimore City, a county, or a municipal corporation to grant the property tax credit to offset increases in local income tax revenues to the owner-occupied property of a homeowner for taxable years beginning after June 30, 2022, but before July 1, 2025, whether or not the homeowner has an application for the homestead property tax credit on file with the State Department of Assessments and Taxation, notwithstanding a certain provision of law.

[MD - SB342 Tax Credits Homeowners and Renters Income Calculation](#)

Last Action: Hearing 1/24 at 1:00 p.m. (January 13, 2024)

Primary Sponsor: Senator Cory V. McCray (D)

Committee: Budget and Taxation (Senate)

Scheduled Hearing:

Budget and Taxation (Senate)

**Date:** January 24, 2024

**Time:** 1:00pm (EST)

**Location:** West Miller Senate Building, Room 3, Annapolis, MD

Summary:

Excluding the cash value of any qualified retirement savings plans or individual retirement accounts from the definition of "assets" for purposes of certain property tax relief provided to certain renters.

Cross-filed Bill: HB287

[MD - SB343 Renters Property Tax Relief and Homeowners Property Tax Credit Programs Gross Income and Assessed Value Limitations Alterations](#)

Last Action: Hearing 1/24 at 1:00 p.m. (January 13, 2024)

Primary Sponsor: Senator Cory V. McCray (D)

Committee: Budget and Taxation (Senate)

Scheduled Hearing:

Budget and Taxation (Senate)

**Date:** January 24, 2024

**Time:** 1:00pm (EST)

**Location:** West Miller Senate Building, Room 3, Annapolis, MD

Summary:

Altering the definition of "gross income" to exclude certain public assistance received in a cash grant for purposes of the renters' property tax relief program and the homeowners' property tax credit program; increasing the combined gross income limit used to determine eligibility for the tax credits; and increasing, from \$300,000 to \$450,000, the maximum assessed value of a dwelling on which the homeowners' property tax credit is calculated.

Cross-filed Bill: HB44

[MD - SB344 Criminal and Civil Trespass - Professional Land Surveyors - Exception](#)

Last Action: Hearing 2/14 at 1:00 p.m. (January 19, 2024)

Primary Sponsor: Senator Jeff Waldstreicher (D)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** February 14, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Establishing exceptions to certain criminal prohibitions against trespass on property and the civil tort of trespass for professional land surveyors, and agents and employees of professional land surveyors, who enter the property of another to practice land surveying.

Cross-filed Bill: HB382

### [MD - SB352 Maryland Building Performance Standards Apartment Building Height Allowances Study and Alterations](#)

Last Action: Text - First - Maryland Building Performance Standards Apartment Building Height Allowances Study and Alterations (January 15, 2024)

Primary Sponsor: Senator Ron Watson (D)

Committee: Education, Energy, and the Environment (Senate)

Summary:

Requiring the Maryland Department of Labor to establish a workgroup to conduct a study on the maximum height restriction for an apartment building with a single-exit stairway in each state; requiring the workgroup to make certain recommendations for increasing the maximum height for those buildings in this State by July 1, 2026; and requiring the Department to adopt certain regulations based on the workgroup's recommendations by June 1, 2027.

### [MD - SB354 Montgomery County and Prince George's County - Rent Court Workforce Solutions Pilot Program](#)

Last Action: Hearing 2/14 at 1:00 p.m. (January 19, 2024)

Primary Sponsor: Senator Jeff Waldstreicher (D)

Cosponsor: Senator Michael A. Jackson (D)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** February 14, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Establishing the Rent Court Workforce Solutions Pilot Program in Montgomery County and Prince George's County to provide residential tenants who are facing eviction for a failure to pay rent with information on workforce development and employment opportunities; and requiring by January 1, 2026 and each January 1 thereafter, a designated organization to report to the Governor and the General Assembly on the number of individuals that were connected to workforce development programs or employment opportunities through the Program.

Cross-filed Bill: HB372

**MD - SB356 Land Use Expedited Development Review Processes for Affordable Housing**

**Requirements**

Last Action: Hearing 2/01 at 1:00 p.m. (January 16, 2024)

Primary Sponsor: Senator C. Anthony Muse (D)

Committee: Education, Energy, and the Environment (Senate)

Scheduled Hearing:

Education, Energy, and the Environment (Senate)

**Date:** February 1, 2024

**Time:** 1:00pm (EST)

**Location:** West Miller Senate Building, Room 2, Annapolis, MD

Summary:

Requiring local jurisdictions to establish and implement an expedited development review process for certain proposed affordable housing developments; applying the process to a charitable organization seeking to develop affordable housing on its own land and a public housing authority proposing to develop affordable housing on land owned by a charity or a government entity; and establishing a good-faith waiver for local jurisdictions that cannot implement an expedited development review process.

Cross-filed Bill: HB3

**MD - SB369 Property Tax Exemption Rental Income Reporting Requirement**

Last Action: Hearing 1/31 at 1:00 p.m. (January 18, 2024)

Primary Sponsor: Senator Shelly Hettleman (D)

Committee: Budget and Taxation (Senate)

Scheduled Hearing:

Budget and Taxation (Senate)

**Date:** January 31, 2024

**Time:** 1:00pm (EST)

**Location:** West Miller Senate Building, Room 3, Annapolis, MD

Summary:

Requiring the owner of real property that is exempt from real property tax under certain provisions of law to report any rental income that is attributable to the property to the State Department of Assessments and Taxation under certain circumstances.

Cross-filed Bill: HB401

**MD - SB383** [Baltimore County - Nuisance Actions - Community Association](#)

Last Action: Hearing 2/08 at 1:00 p.m. (January 18, 2024)

Primary Sponsor: Senator Johnny Ray Salling (R)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

**Date:** February 8, 2024

**Time:** 1:00pm (EST)

**Location:** East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Altering the definitions of "community association" and "local code violation" to authorize community associations to seek judicial relief for nuisance abatement in Baltimore County; and repealing a provision of law requiring the Circuit Court for Baltimore County to determine the amount and conditions of a bond filed by a community association in a certain nuisance action.

Cross-filed Bill: HB417