



## House Bill 245

### *Property Tax – Exemption for Property Owned by Affordable Housing Land Trust*

MACo Position: **SUPPORT**

To: Ways and Means Committee

Date: February 6, 2014

From: Andrea Mansfield

The Maryland Association of Counties (MACo) **SUPPORTS** HB 245. This bill would authorize a local government to provide a property tax exemption for real property owned by an affordable housing land trust, but not yet subject to an affordable housing land trust agreement.

Under current law, property owned and subject to an affordable housing land trust agreement would be eligible for a property tax exemption. However, the law does not provide an exemption for property not yet subject to a land trust agreement.

Frederick County recently partnered with Habitat for Humanity to establish an affordable housing land trust and has found that providing such an exemption would be beneficial as this new partnership grows. The land trust plans to purchase and rehabilitate existing vacant homes and provide homeownership opportunities while revitalizing neighborhoods.

HB 245 would give counties the flexibility to establish a local property tax exemption for properties not yet subject to an agreement helping them further their goal of providing sustainable, affordable housing. MACo urges the Committee to issue a **FAVORABLE** report on HB 245.