



**Bill Title:** Senate Bill 782, State Department of Assessments and Taxation – Real Property Assessments and Appeals

**Committee:** Budget & Taxation

**Date:** February 24, 2021

**Position:** Favorable

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry.

Senate Bill 782 requires the State Department of Assessments and Taxation (Department) to publish on the Department's website information in plain language relating to the assessment process and methodology in determining the value of real property. The bill directs the Department and its assessors, when determining the value of real property, to conform to certain federal guidelines (Real Property Valuation Guidelines). Senate Bill 782 also reduces from \$100,000 to \$50,000 renovations required to reevaluate the property.

MMHA supports clarity and consistency in the Department's assessment process. Conforming to the Real Property Valuation Guidelines and making that information clear on the website, will greatly assist property owners in understanding the process.

For these reasons, we respectfully request a favorable report on Senate Bill 782.

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