

Bill No. 15-26
Concerning: Taxation – Property Tax
Credits – Habitat for Humanity
Rehabilitations
Revised: 3/17/2026 Draft No. 2
Introduced: March 17, 2026
Enacted: July 21, 2026
Executive: August 3, 2026
Effective: November 2, 2026
Sunset Date: None
Ch. 19, Laws of Mont. Co. 2026

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Councilmember Friedson

Co-Sponsors: Council President Fani-González, Councilmembers Luedtke and Stewart, Council Vice President Balcombe, and Councilmembers Katz, Evans, Sayles, Glass, Jawando, and Mink

AN ACT to:

- (1) create a tax credit for properties owned by Habitat for Humanity with the purpose of rehabilitating and transferring to a new owner in the near future; and
- (2) generally amend the law regarding property tax credits.

By adding

Montgomery County Code
Chapter 52, Taxation
Section 52-114

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

1 **Sec. 1. Section 52-114 is added as follows:**

2 **Sec. 52-114. Property tax credit – Habitat for Humanity.**

3 (a) Eligibility. As authorized under Section 9-252 of the Tax-Property Article
 4 of the Maryland Code, as amended, any property is eligible for a tax credit
 5 under this Section if it is:

6 (1) owned by Habitat for Humanity Metro Maryland, Inc., an entity
 7 wholly owned by Habitat for Humanity Metro Maryland, Inc., or
 8 another Habitat for Humanity affiliate operating in Montgomery
 9 County, with the intention of relinquishing ownership in the near
 10 future;

11 (2) used for the purposes of development, rehabilitation, and transfer
 12 to a private owner; and

13 (3) not occupied by administrative or warehouse buildings owned by
 14 any Habitat for Humanity affiliated entity.

15 (b) Application.

16 (1) A property owner must submit an application to the Director on or
 17 before April 1 before the tax year that the owner seeks to receive
 18 the credit. The application will remain open until the next annual
 19 application is submitted and may be supplemented by the property
 20 owner to include additional real property holdings as they come
 21 under its ownership.

22 (2) The application must be submitted on the form prescribed by the
 23 Director and signed by a representative of the owner authorized to
 24 make the certifications required therein.

25 (c) Amount and duration of credit. The property tax credit granted under this
 26 section must equal 100 percent of the County property tax imposed on
 27 the property for the period in which it meets the eligibility requirements

28 in Section 52-114(a) and must be granted each year the property remains
29 eligible for the credit except that in no event may the credit be granted for
30 more than 5 years.

31 (d) *Annual Report.* Any entity granted a property tax credit under this Section
32 must submit an annual report to the Director documenting all current real
33 property holdings in the County and all transactions involving the entity's
34 real property holdings in the County occurring during the previous year.

35 **Sec. 2. Transition.** The amendments to Section 52-114 under Section 1 of this
36 Act must apply to the tax year beginning July 1, 2027, and to each subsequent tax year.

Approved:



July 21, 2026

Natali Fani-González, President, County Council

Date

Approved:



August 3, 2026

Marc Elrich, County Executive

Date

This is a correct copy of Council action.



August 3, 2026

Sara R. Tenenbaum, Clerk of the Council

Date