Bill No. 47-26
Concerning: Homeowners Property Tax Credit – County Supplement – Amendments
Revised: 10/29/2026 Draft No. 3
Introduced: September 15, 2026
Enacted: November 17, 2026
Executive:
Effective:
Sunset Date:
Ch. _____, Laws of Mont. Co. _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsors: Councilmembers Stewart, Friedson, Katz, and Evans
Co-Sponsors: Council President Fani-González, Council Vice President Balcombe, and Councilmembers Luedtke and Mink

AN ACT to:

(1) alter eligibility requirements to receive the County's supplement to the Homeowners property tax credit;
(2) alter the calculation of the amount of the County's supplement to the Homeowners property tax credit; and
(3) generally amend the Homeowners property tax credit.

By amending
Montgomery County Code
Chapter 52, Taxation
Section 52-85

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

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

Sec. 1. Section 52-85 is amended as follows:

Sec. 52-85. Homeowners property tax credit.

(a) *Definitions.* In this section, the following words have the meanings indicated.

* * *

(7) *Total real property tax* means the product of the sum of all property tax rates on real property, including special service area rates, but not including State and municipal district rates, for the taxable year on a dwelling, multiplied by the lesser of:

(A) **[[**$375,000**]]** $500,000; or

(B) the assessed value of the dwelling reduced by the amount of any assessment on which a property tax credit is granted under Section 9-105; and reduced by **[[**and**]]** any "save harmless" credit mandated under Section 9-101 of the Tax-Property Article of the Maryland Code.

* * *

(b) *General.*

(1) The Director must provide to homeowners a County property tax credit to supplement the State property tax credit granted under Section 9-104.

(2) Except as otherwise expressly stated in this section or an executive regulation, all eligibility requirements, statutory definitions, restrictions, and application or other procedures which apply to the credit granted under Section 9-104 also apply to the County supplemental property tax credit.

(3) *Eligibility*. A property tax credit under this Section must not be granted to a homeowner:

(A) whose combined net worth exceeds **[[**$250,000**]]** $255,400 as of December 31 of the calendar year that precedes the year in which the homeowner applies for the property tax credit; or

(B) whose combined gross income exceeds **[**$75,000**]** $106,800 in that same calendar year.

(c) *Amount.*

(1) The County supplemental property tax credit is the total real property tax on a dwelling, less:

(A) the percentage of the combined gross income of the homeowner calculated under paragraph (2), and

(B) the property tax credit granted under Section 9-104.

(2) The allowable percentage of combined gross income is:

(A) 0 percent of the first **[[**$25,000**]]** $25,540;

(B) 2 percent of the next **[[**$7,500**]]** $7,660;

(C) 5 percent of the next **[[**$10,000**]]** $10,220;

(D) 6.5 percent of the next **[[**$10,000**]]** $10,220; **[**and**]**

(E) **[[**8**]]** 7 percent of **[**any combined gross income over $52,500.**]** the next **[[**$22,500**]]** 22,980;

(F) **[[**25**]]** 7.5 percent of the next $15,000; and

(G) **[[**50**]]** 8 percent of any combined gross income over **[[**$90,000**]]** $91,620.

* * *

Sec. 2. Transition.

The amendments to Section 52-85 under this Act must apply for the tax year beginning July 1, 2027, and to each subsequent tax year. For the tax year beginning July 1, 2027, in accordance with Section 52-85(d)(2), the Chief Administrative Officer

must adjust each specific dollar amount under subsections (a)(7), (b)(3), and (c)(2) before the amendments are applied to the tax year beginning July 1, 2027.

Approved:

Natali Fani

November 17, 2026

Natali Fani-González, President, County Council — Date

Approved:

Marc Elrich, County Executive — Date

This is a correct copy of Council action.

Sara R. Tenenbaum, Clerk of the Council — Date