

DHCD Legislative Agenda - MGA 2024 Session

Departmental Bills

Just Community Designation (SB 308/HB 241)

- Authorizes Governor, on recommendation by DHCD Secretary, to designate areas as Just Communities based on criteria including history of redlining, exclusionary zoning, high imprisonment rates, and unequal exposure to environmental or health hazards; provides for prioritization of state funding for those areas

Property Tax - Tax Sales - Revisions (HB 243)

- Requires local jurisdictions to withhold from tax sale properties where the tax owed is less than \$250 for any one year or, for owner-occupied properties, \$1,000 total, along with properties where the tax owed consists only of unpaid water or sewer charges
- Caps interest rates of redemption at 10% per year generally, and 6% per year for owner-occupied residential property
- Prohibits an owner-occupied property from going to tax sale based on unpaid water and/or sewer bills
- Prohibits taxes, interest, and penalties after date of tax sale from being included in payment required to redeem property
- Extends period of time during which a holder of a certificate of sale is prohibited from filing a complaint to foreclose the right of redemption
- Grants local governments the ability to offer abandoned property at a starting bid of less than the taxes owed. In exchange, the holder of the certificate of sale must foreclose on the property within 3 months, or it reverts to the local jurisdiction.
- Requires written notice of actions to foreclose right of redemption to be sent to State Tax Sale Ombudsman

Other Bills (Legislator Sponsors)

Credit for Hotel or Residential Development Projects (SB 321/HB 765)

Sponsors: Sen. Michael Jackson (27), Del. Melissa Wells (40)

- Expands enabling legislation to allow local jurisdictions to issue property tax credits for hotels and residential developments that include at least 15% affordable units at 80% AMI

Temporary Shelter Certification (SB 1107/HB 577)

Sponsors: Sen. Mary Washington (43), Del. Brooke Grossman (2B)

- Enables DHCD to establish a regulatory certification system with biennial renewal for all temporary shelters in the state to protect vulnerable residents from predatory or unsafe conditions

Affordable Housing - Identifying Suitable Property (SB 333/HB 283)

Sponsors: Sen. Shelly Hettleman (11), Del. Julie Palakovich Carr (17)

- Repeals requirement that DHCD identify properties as suitable for redevelopment if located in priority funding areas
- Allows DHCD to consider factors such as size, access to utilities, ingress and egress, and other factors determined by DHCD when determining whether such properties are suitable for redevelopment

Appraisal Gap Funding for Homeowners (SB 704/HB 873)

Sponsors: Sen. Antonio Hayes (40), Del. Kym Taylor (23)

- Allows the direct provision of financial assistance to qualified homebuyers in historically redlined neighborhoods

Seed Community Development Anchor Institution Fund (SB 418/HB 891)

Sponsors: Sen. Ron Watson (23), Del. Marvin Holmes (23)

- Eliminates requirement for that matching funds for grants must be private
- Expands eligible applicants to include hospital and university foundations, affiliates and departments
- Expands geographic targeting to include designated Sustainable Communities

Maryland Facade Improvement Program - Recipients (HB 510)

Sponsor: Del. Vaughn Stewart (19)

- Expands eligible applicants under Maryland Facade Improvement Program to include community development organizations that serve Sustainable Communities

Catalytic Revitalization Tax Credit - Alterations (SB 394)

Sponsor: Sen. Katie Fry Hester (9)

- Allows DHCD to recapture and reallocate unused Catalytic Revitalization Tax Credits within 2 years of issuance; Allows DHCD to allocate tax credits to multiple projects

Community Action Boards (HB 860)

Sponsor: Del. Nick Allen (8)

- Eliminates term limits for board members and adjusts requirements for board composition