
CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW
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BALTIMORE, MD 21202

February 12, 2026

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 26-0151 – Property Tax – Increase of Homestead Tax Credit Percentage

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 26-0151 for form and legal sufficiency. The bill increases the homestead tax credit percentage for the taxable year beginning in July 2026 from 104% to 106%.

State law authorizes the Mayor and City Council of Baltimore on or before March 15 of any year to set the homestead credit percentage for the taxable year beginning the following July 1. *See* Md. Code, Tax-Prop., § 9-105(e)(3). The homestead credit percentage may not be less than 100% or exceed 110% for any taxable year and it must be expressed in increments of 1 percentage point. *See* Md. Code, Tax-Prop., § 9-105(e)(5). State law requires notification of the changes to the homestead tax credit percentage to the State Department of Assessments and Taxation (“Department”): “The Mayor and City Council of Baltimore City and the governing body of a county shall notify the Department of any action taken...on or before March 15 preceding the taxable year for which the action is taken.” Md. Code, Tax-Prop., § 9-105(e)(6).

The proposed increase of the homestead tax credit percentage in City Council Bill 26-0151 meets the legal requirements under state law. Assuming that proper notice will be provided to the Department following the enactment of City Council Bill 26-0151, the Law Department approves this bill for form and legal sufficiency.

Sincerely,

Desiree Luckey
Assistant Solicitor

cc: Ebony Thompson, City Solicitor
Hilary Ruley, Chief Solicitor, General Counsel Division
Jeff Hochstetler, Chief Solicitor
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor