SENATE BILL 263

Q1 4lr0033
(PRE–FILED) CF HB 20

By: **Chair, Budget and Taxation Committee (By Request – Departmental – Assessments and Taxation)**
Requested: September 10, 2023
Introduced and read first time: January 10, 2024
Assigned to: Budget and Taxation

A BILL ENTITLED

AN ACT concerning

Real Property Assessments – Revaluation of Property on Transfer After Appeal

FOR the purpose of requiring that real property be revalued during a certain assessment cycle if, within a certain period of time after the assessment of a property is reduced due to an appeal, the property transfers for consideration that exceeds the value of the property before the reduction of the assessment; and generally relating to real property assessments.

BY repealing and reenacting, with amendments,
Article – Tax – Property
Section 8–104(c)(1) and (3)
Annotated Code of Maryland
(2019 Replacement Volume and 2023 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article – Tax – Property

8–104.

(c) (1) In any year of a 3–year cycle, real property shall be revalued if any of the factors listed below causes a change in the value of the real property:

(i) the zoning classification is changed at the initiative of the owner or anyone having an interest in the property;

(ii) a change in use or character occurs;

EXPLANATION: **CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.**
[Brackets**]** indicate matter deleted from existing law.

(iii) substantially completed improvements are made which add at least $100,000 in value to the property;

(iv) an error in calculation or measurement of the real property caused the value to be erroneous;

(v) a residential use assessment is terminated pursuant to § 8–226 of this title; **[**or**]**

(VI) WITHIN 1 YEAR AFTER THE DATE OF AN ORDER OR A FINAL NOTICE REDUCING A PROPERTY ASSESSMENT, THE PROPERTY TRANSFERS FOR CONSIDERATION THAT EXCEEDS THE ASSESSED VALUE BEFORE THE REDUCTION OF THE ASSESSMENT; OR

[(vi)**] (VII)** a subdivision occurs. For purposes of this subsection, "subdivision" means the division of real property into 2 or more parcels by subdivision plat, condominium plat, time–share, metes and bounds, or other means.

(3) The Department or supervisor shall revalue real property under paragraph (1)(i), (ii), (iv), (v), **[**and**]** (vi)**, AND (VII)** of this subsection on the semiannual date of finality. The revaluation shall be effective for the taxable year beginning on the semiannual date of finality, if the notice under this title is sent no later than 30 days after the semiannual date of finality.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 2024.