



House Bill 1518

Property Tax Assessments - 5-Year Assessment Cycle

MACo Position: **OPPOSE**

To: Ways and Means Committee

Date: March 3, 2026

From: Kevin Kinnally

The Maryland Association of Counties (MACo) **OPPOSES** HB 1518. This bill alters Maryland's real property assessment cycle from a three-year review to a five-year review and adjusts the phase-in schedule accordingly.

Counties rely on timely and accurate property assessments to maintain stable and predictable revenue streams. Extending the assessment cycle reduces how often values reflect market activity and increases the lag between changes in the real estate market and local revenue.

In periods of sustained appreciation, this delay pushes needed local revenue further out while costs continue to rise. County governments must fund education, public safety, infrastructure, public health, and other core services in real time. A longer assessment cycle weakens the connection between market value and the resources counties depend on to meet those obligations.

This proposal comes at a time when counties face sustained fiscal pressure from cost shifts and unfunded mandates. For the year ahead alone, State budget-balancing actions pose roughly \$200 million of effects squarely on county budgets. Those costs fall directly on local budgets even as counties confront ever-increasing mandates for education funding, rising resident service demands and limited revenue flexibility.

Maryland's current triennial system balances stability with regular market review. HB 1518 disrupts that balance and introduces a long-term revenue lag, weakening counties' ability to sustain funding for schools, public safety, infrastructure, and other core services.

For these reasons, MACo respectfully requests an **UNFAVORABLE** report on HB 1518.