

State Department of Assessments and Taxation Annual Report

FY 2025

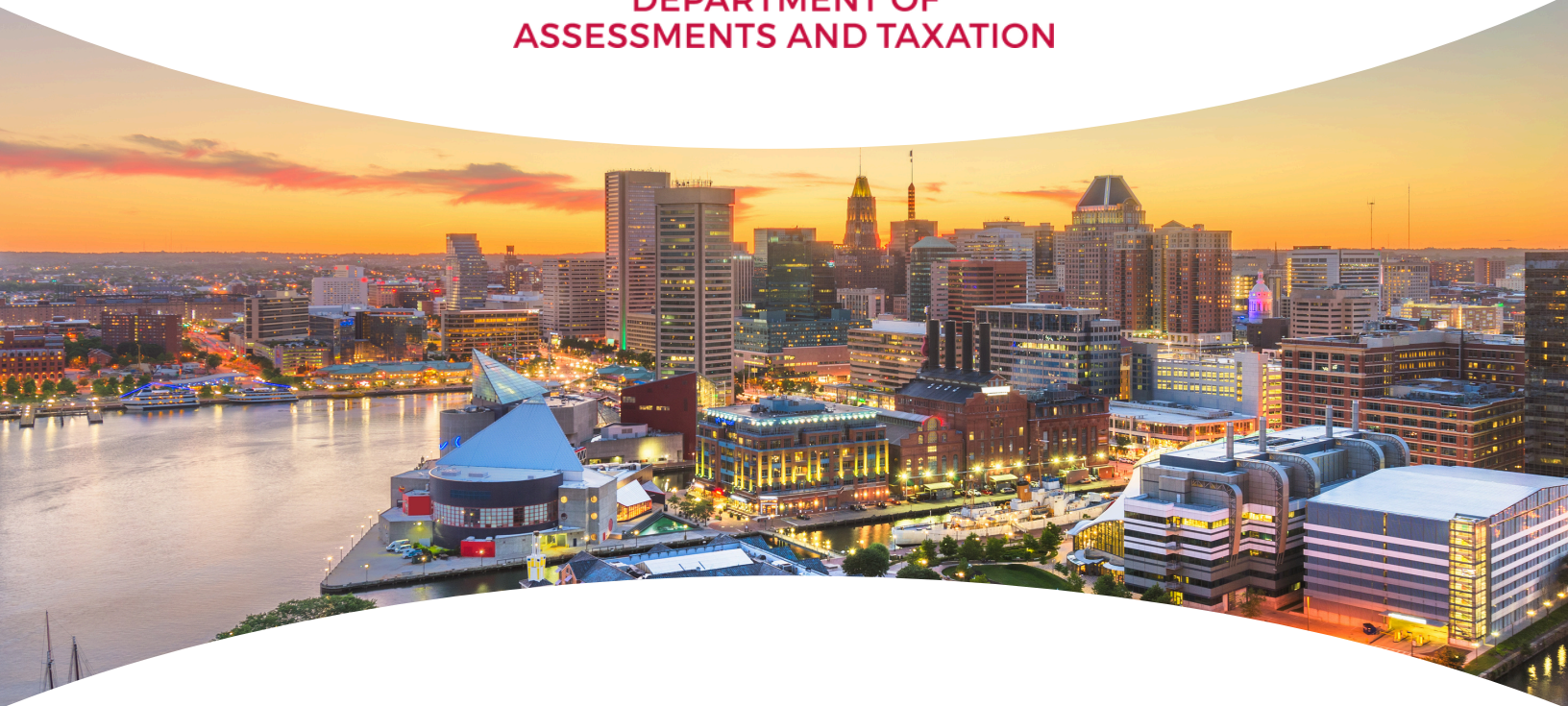
State Department of Assessments and
Taxation

July 1, 2026



Maryland

DEPARTMENT OF
ASSESSMENTS AND TAXATION



ANNUAL REPORT

FY 2025

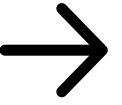


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ABOUT SDAT



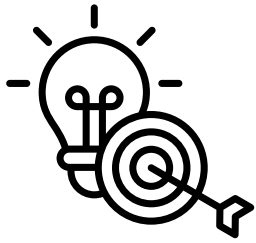
The Maryland Department of Assessments and Taxation (SDAT) was established in 1959 and took over the administrative functions of the State Tax Commission. The Department has broad responsibilities that have since expanded to include a wide array of programs, including: statewide real property and business personal property assessments, recording and registering all business charters across the state, and administering important tax-related housing affordability programs. Maryland is the only state in the country that administers property tax assessments at the state level, making SDAT one of the largest mass-appraisal agencies in the nation.

Director Bob Yeager brings deep policy experience and a track record of strategic innovation to his leadership of SDAT, following his appointment by Governor Wes Moore in July 2025. Since taking the helm, Director Yeager has focused on modernizing the agency, ensuring fair and transparent assessments that maintain the public trust, building partnerships to improve service across the agency's divisions, and fostering a service-driven culture across nearly 600 agency professionals.

Director Yeager began his tenure with the Department in 2018 as an attorney in the Business Charter Legal Division. He later served as Maryland's first State Tax Sale Ombudsman, launching a statewide office to protect at-risk homeowners and pioneering the 2022 Homeowner Protection Program. As SDAT's Legislative Officer, he successfully guided over a dozen tax sale reforms through the Maryland General Assembly, and subsequently served as the agency's Deputy Director. His extensive state service also includes tenure as the Assistant Commissioner for Policy at the Maryland Office of Financial Regulation.

A licensed Maryland attorney, Yeager has served on the Attorney General's Access to Justice Task Force committees and local government policy groups. As Director of SDAT, he serves on the Maryland Commission on State Debt, the Maryland Joint Enforcement Task Force on Workplace Fraud, and the Governor's Economic Performance Cabinet and Performance Improvement Council.

OUR PURPOSE



Vision

To be a modern, innovative, and customer-focused agency, setting the standard for operational excellence and a positive, high-performing workplace.



Mission

To provide accurate, transparent property valuation; tax relief that supports housing affordability and preserves intergenerational wealth; and seamless, responsive services to help businesses thrive.



Purpose

Assess real property and business personal property values; record business charters and filings; process applications for tax credits, loans, and exemptions; assist homeowners in tax sale; and maintain official records.

WHAT WE DO

SDAT is divided into three main sections:



Business Services includes our Business Charter unit, which handles business formation, registration, and statutory filings compliance, and our Business Personal Property unit, which values and certifies taxable business property for local jurisdictions.



Real Property Assessments manages 24 local assessment offices across the state to provide fair, transparent real property valuations and owner appeals for over two million Maryland residential and commercial properties.



Housing Affordability Services administers Maryland's Homestead, Renters', and Homeowners' Property Tax Credits, as well as the Tax Sale Ombudsman's Office, which helps residents navigate tax sale, access relief resources, and it administers the Homeowner Protection Program, providing loans and individualized support.

OUR GOALS

- **Modernize processes and technology** to transform service and operational efficiency
- **Strengthen public engagement** and **communications**
- **Develop** and expand our **partnerships**
- **Ensure compliance** and **accountability**
- Improve our customer and employee experience to **foster a strong, service-driven agency culture**

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BUSINESS SERVICES

BUSINESS SERVICES

WHO WE ARE

The Business Services Unit is the centralized hub for all SDAT functions serving Maryland's business community. Business Charter Services handles the formation, amendment, and dissolution of business entities. Business Personal Property Assessments (BPP) processes all Form 1 Annual Reports, certifies assessments for local government tax rolls, and tracks and maintains Good Standing status for all registered business entities. Our **Maryland Business Express** website provides a modern digital platform for online filings to help entrepreneurs plan, start, manage, and grow their businesses.

In 2025, SDAT registered more than 105,000 businesses, and provided support for 291,188 unique requests, all while **reducing** wait times for existing filers. It offers a variety of filing time options to serve the varied needs of Maryland's business community, including Same-Business-Day and Next-Business-Day service. Next year, the Office will offer 1-Hour Service option. The BPP unit processed over 400,000 Annual Report filings. As of FY25, SDAT's Maryland Business Express service boasts a 93% satisfaction rate among customers, and we are working to make that 100%. SDAT continually works to improve its service.

Customer Satisfaction Ratings



→ 93%

Maryland Business Express
Satisfaction

Business Personal Property

→ >400K
Annual Reports

Businesses Registered

→ >105K
New Businesses

Unique Documents Processed

→ >290K
Business Filings



HOUSING AFFORDABILITY

TAX CREDITS

SDAT is committed to supporting the Moore-Miller Administration's vision to make housing more affordable. Our Property Tax Credits Unit administers critical affordability programs, including the Homeowners' (HTC), Renters' (RTC), and Homestead Tax Credits (HST) programs, to give direct financial relief to help Marylanders pay their property taxes and keep their homes.



In addition, the Department is proud to announce that applications for the HTC, RTC, HST, and Homeowner Protection Program are now all available in Spanish, and are in the process of being translated into more languages. To ensure no potential applicant is left out, SDAT collaborated with legislative partners this year to allow the HTC application to be offered year-round. This is just another step in our efforts to enhance program accessibility to all Maryland homeowners.

In 2025, the Tax Credits division processed **47,704 HTC applications**, issuing an **average credit of \$1,380.35**. It reviewed **7,164 RTC applications** and approved an **average credit of \$492.70**. These critical income-based tax credit programs are designed to protect Maryland's most vulnerable residents from tax sale and keep residents in their homes.

 Departamento Estatal de Evaluaciones e Impuestos de Maryland Solicitud de Crédito Fiscal de Propiedad para Propietarios HTC		
fecha límite 1 de Octubre de 2026 Realice la solicitud en línea para agilizar el proceso y recibir actualizaciones del estado: https://onestop.md.gov/		
DETALLES DEL SOLICITANTE – LEA LAS INSTRUCCIONES ANTES DE RELLENAR LA SOLICITUD		
1. Nombre: Apellidos, Nombre, Inicial del segundo nombre	2. Número de seguro social	3. Fecha de nacimiento
4. Dirección postal (Si es diferente a la dirección de la propiedad, explique en una hoja aparte y adjúntela a la solicitud.)	5. Estado civil actual: ☐ Soltero/a ☐ Casado/a ☐ Separado/a ☐ Divorciado/a ☐ Viudo/a Si está casado, separado, divorciado o viudo, indique mes y año _____ (MM/AAAA)	
6. Nombre del cónyuge o copropietario residencial: Apellidos, Nombre,	7. Número de seguro social	8. Fecha de nacimiento

TAX CREDITS

HOUSING AFFORDABILITY AND STABILITY

Homeowners' Property Tax Credit (HTC)

- **>47K** Applications Processed
- **\$1,380** Average Credit amount
- **>\$63.9M** Total Credits Paid to Counties on Behalf of Homeowners

Renters' Tax Credit (RTC)

- **>7.1K** Applications Processed
- **\$492.70** Average Credit amount
- **>\$3.3M** Total Credits Paid Directly to Renters

Homestead Tax Credits (HST)

- **>52K** Applications Processed

Total Amount Paid to Marylanders

- **>\$67.3M** Paid to Marylanders

(Does not include Homestead, which is a county discount)

TAX SALE OMBUDSMAN

SDAT also oversees the Office of the State Tax Sale Ombudsman (TSO). The TSO helps homeowners struggling to pay property taxes navigate the tax sale process. It provides personalized information and assistance; connects homeowners with legal services, housing and financial counseling; and it administers the Homeowner Protection Program (HPP), an individualized support and loan program.

In FY 2025, the TSO assisted approximately **10,116 homeowners** by connecting them with over 250 resources statewide to help them pay their delinquent property taxes, stabilize their finances, and keep their homes. The Ombudsman's Office has helped over **20,000 homeowners** since it launched in 2020. In FY25, the TSO also conducted outreach to over 6,000 Maryland homeowners in tax sale through its new telephone and email outreach initiative.



Calls and Emails Received



>10K



Homeowners Assisted



>20K

Since the Office's 2020 launch



HOMEOWNER PROTECTION PROGRAM

SDAT is proud to administer the Homeowner Protection Program (HPP), an important loan and assistance program that diverts vulnerable homeowners away from the tax sale process and into an affordable payment plan with regular support. By paying outstanding tax liens and providing a customized repayment plan, the HPP offers a sustainable path for Marylanders to remain in their homes.

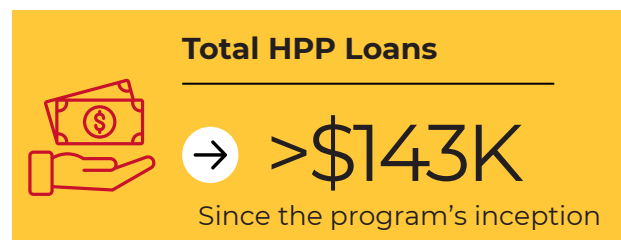
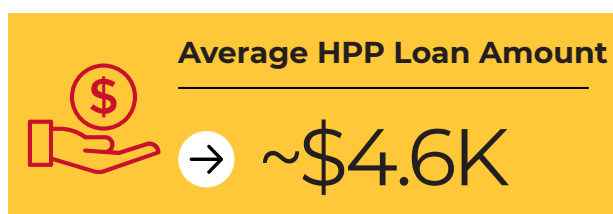
Homeowners are eligible to apply if the dwelling is their principal residence with an assessed value of \$300,000 or less (\$450,000 or less starting in 2026), and they have a combined gross household income of \$60,000 or less. To ensure we reach those most in need, priority enrollment is given to seniors aged 60 or older, individuals receiving disability benefits, and long-time residents who have lived in their homes for 10 years or more.

In FY 2025, the Homeowner Protection Program received nearly 200 applications, enrolled 35 additional homeowners in the 3-year repayment program, providing customized loans and assistance, and it helped over 100 homeowners obtain the Homeowners' Tax Credit as well as grants from a variety of government and non-profit resources.

Since the Tax Sale Ombudsman's Office launched in 2020, SDAT has also collaborated with lawmakers to improve homeowner tax sale success, including:

- Expanding access to bid balance funds
- Improving communications between lienholders and property owners
- Enhancing outreach methods to maximize enrollment
- Reducing the number of properties that can be put in tax sale

Our online HPP Donation Portal allows supporters of at-risk homeowners across the state make donations to this program's funding.





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REAL PROPERTY

REAL PROPERTY

WHO WE ARE

Our Real Property Assessments Division is committed to ensuring every property owner, whether they own a home, a business, or farmland, receives a fair and accurate assessment, no matter where they are located in our great State. Our dedicated, local professional assessors use sales, permits, and on-site inspection data to generate market-accurate assessments. To keep our values current and equitable, we operate on a rotating three-year cycle, meaning every property in the state is reviewed once every three years. Any assessment increases are phased in over three years.

In December 2025, SDAT reassessed **789,178 residential and commercial properties** across the state. In total, **\$1,008,409,369,000** in property value was assessed, reflecting a **12.7% increase** in value since this group's last reassessment in 2022.

All Maryland property owners have the right to file an appeal on their assessment within 45 days of receiving their reassessment notice. In FY25, the Department defended **34,161 appeals**, and defended **959 cases** in Tax Court.

→ **\$1.004T**

Total Statewide Value Assessed

→ **\$1.124 B**

State Revenue Generated



→ **789K**

Residential and Commercial
Properties Reassessed

→ **165K**

Total Property Transfers
Processed in FY 2025

REAL PROPERTY

WORKING WITH OUR PARTNERS

SDAT is proud to work with local jurisdictions and other stakeholders to ensure assessments are fair, accurate, and align with the constantly evolving housing market. While working with our partners in Annapolis in Winter 2025, housing advocates highlighted concerns about vacant land assessment values in Baltimore City. That summer, SDAT launched a comprehensive review of all vacant properties in the City. This effort involved developing a multi-year initiative, including:

- Systematic identification of all unimproved parcels within reassessment areas.
- Localized analysis of land sales to ensure neighborhood-based valuation accuracy.
- Additional data integrity reviews of sales and property records

For 2025, the Department reviewed **9,664 vacant residential parcels** and **1,436 commercial parcels**, resulting in **increased assessments for most undeveloped properties**. Moving forward, the Department will continue to apply this process to all remaining vacant parcels in Baltimore City.

This year, SDAT also collaborated with our Agricultural Community partners. During the 2026 legislative session, the Department and representatives of agriculture and the solar industry worked together to establish a first-of-its-kind pre-clearance process for community solar projects that seek to retain their agricultural land use assessment. The resulting new system will take the guesswork out of planning for community solar project development. And we continue to work with the agricultural community and the Maryland Department of Agriculture to find new ways to work together.



REAL PROPERTY

TAX EXEMPT PROPERTY INFORMATION

SDAT reviews all applications for real property tax exemptions, which can be granted to eligible charitable, educational, religious, or other organizations or individuals specifically named in statute. The Department also reviews and processes property tax exemptions for 100% disabled active duty service members, veterans, and their surviving spouses.

Total Exemptions Processed

→ 6,349



ENTERPRISE ZONE AND OTHER BUSINESS PROPERTY TAX CREDITS

The Department administers Enterprise Zone tax incentives by processing property tax credits for eligible businesses. SDAT's local Supervisors of Assessments certify eligible amounts annually to local finance officers, while the Department's central administration reimburses local governments for the State's 50% share of the forgiven taxes.

Enterprise Zone Tax Credits

→ >\$28.6M

Total Value of EZ Tax Credits Processed



LOOKING AHEAD



While we're proud of what we've accomplished this year, SDAT's goal is to continue improving the efficiency and accessibility of its core services. This includes:



REDUCING BUSINESS FILING PROCESSING TIMES

The Department is making several important improvements to its Business Charter filing system, leveraging technologies to assist with the online filing process to cut processing times down significantly. Our latest modernization initiative will improve the user experience by dramatically reducing error and rejection rates, speed up approval rates, and contribute to the Moore-Miller Administration's goal of making it easier to start a business in Maryland.



IMPLEMENTING THE GENERAL ASSEMBLY'S VISION

SDAT continues to work closely with legislative partners to ensure we're providing innovative services that respond to the needs of Marylanders. This year, the Department collaborated on legislation that:

- Creates a new 1-Hour Processing option for businesses who needed a faster option than our Same-Business-Day and Next-Business-Day expedited services
- Allows businesses to use commercial mail receiving agencies as their principal office, filling a longstanding need of our small business owners
- Expands eligibility for the Homeowner Protection Program, from homes assessed up to \$300,000, to now up to \$450,000
- Permits residents to apply for the Homeowner's Property Tax Credit year-round
- Establishes a new pre-clearance process for community solar projects to ensure their agricultural land-use status prior to construction

LOOKING AHEAD (CONT'D) →



HELPING HEIRS TO DECEASED PROPERTY OWNERS

Heir properties, or homes that are titled in a deceased homeowner's name, are a critical part of maintaining generational wealth for Maryland families. For too long, these properties remained caught in the complicated and expensive probate process, an issue that disproportionately impacts low-income families. Over the past two years, the Department has collaborated closely with advocates and legislators to expand access to critical tax credit programs for heirs, and this year we continue to implement these changes. In 2026, the General Assembly passed the Legacy Protection Program (LPP) to provide information and support, legal services, and other relief resources to help homeowners gain legal title to their homes and pay their property taxes.



IMPROVING CUSTOMER CONTACT SERVICES

In FY 2025, SDAT received **291,082** calls and **35,016** emails. In 2026, the Department launched a new Customer Relations Management system equipped with AI capabilities to improve responsiveness and customer access to information. We continue to explore improvements to our support services by leveraging new technologies and maximizing operational efficiency.

→ FUTURE PLAN

As a service-oriented agency, SDAT is committed to improving the programs we offer to the public. The initiatives above are just some of the many changes being done to modernize the Department and deliver on the Moore-Miller Administration's goal to Leave No One Behind.