Bill 48-26 Property Tax Credits – Public School Employees
Montgomery County Council
October 13, 2026
Support

The Montgomery County Chamber of Commerce (MCCC), the voice of business in Montgomery County, supports Bill 48-26, *Property Tax Credits – Public School Employees*.

Bill 48-26 would establish a property tax credit of up to $2,500 for public school employees who live in Montgomery County. To qualify for the credit, an employee must: (1) own the property; (2) use the property as their primary residence; and (3) occupy the property for at least nine months of the tax year.

MCCC supports the proposed property tax credit for public school employees to encourage them to live in the communities they serve. Our teachers, counselors, paraeducators, and school staff are essential to the success of our community, yet many face significant housing affordability challenges in Montgomery County and elsewhere that make it difficult to live near their schools.

The high cost of housing often forces school employees to endure long commutes from neighboring jurisdictions, adding stress, increasing transportation costs, and reducing time with their families. A property tax credit would help make homeownership more attainable and encourage more educators to put down roots in the communities they serve.

Helping public school employees live closer to their workplaces strengthens neighborhoods, improves employee retention, and fosters deeper connections between educators, students, and families. At a time when school systems are competing for qualified employees, this targeted incentive would demonstrate the county's commitment to supporting and retaining the professionals who educate our children every day.

For these reasons, the Montgomery County Chamber of Commerce supports Bill 48-26 and respectfully requests a favorable report from the County Council.

The Montgomery County Chamber of Commerce (MCCC), established in 1959, is an independent non-profit membership organization. MCCC advocates on behalf of our members for growth in business opportunities, strategic investment in infrastructure, and balanced tax reform to advance Metro Maryland as a regional, national, and global location for business success.

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