



NEW SUBMISSION FY2026 Budget

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FY2026 Budget

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Public Hearing Comment Form

Questions or More Information 240-776-6709

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Are you:

Against Topic

Comment

Dear Commissioners, I am writing to express my strong opposition to the proposed increase in recordation fees in Charles County. Raising the cost of buying or selling a home—especially in a housing market already strained by high prices and interest rates—is not a viable solution to our fiscal challenges. Currently, Charles County's recordation tax is among the highest in the region. An increase of nearly \$2,000 in closing costs for the average home purchase creates significant barriers for working families, first-time buyers, and seniors looking to downsize. This approach unfairly places the burden of balancing the budget on homeowners, rather than exploring more equitable and innovative revenue solutions. In contrast, St. Mary's County has maintained a lower property tax rate and has not increased their recordation tax. They have successfully funded core services and infrastructure through smart financial management, including income tax growth and grant funding. By increasing their income tax rate to the state cap, they have leveraged recurring revenue to avoid regressive fees. Moreover, they have invested in job creation, defense industry growth, and targeted business incentives, which have expanded their tax base over time. Charles County should consider similar strategies before imposing new fees on homebuyers: -Implement targeted tax incentives to

promote economic diversification, such as Job Creation Tax Credits and manufacturing or cybersecurity credits. -Enforce fines for illegal dumping and property neglect, which incur cleanup costs for the county. Invest in grant writing capacity to access underutilized federal and state funding for infrastructure and recreation. -Strategically use fund balances and one-time surpluses to avoid new taxes. Raising recordation fees is a short-term fix that places long-term strain on residents. We need to prioritize fiscal innovation and fairness over quick revenue grabs. Thank you for your consideration.

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Thank you,
Charles County, MD

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