

February 27, 2020

The Honorable Delores G. Kelley
Chair, Finance Committee
Miller Senate Office Building, 3E
11 Bladen Street
Annapolis, MD 21401

RE: Opposition to Senate Bill 546 (Public Safety - Residential Elevators - Inspections)

Dear Chairwoman Kelley:

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, strongly opposes Senate Bill 546 (Public Safety - Residential Elevators - Inspections).

This measure requires elevators installed in privately owned single-family residences be inspected upon installation, and again each time the residence changes ownership.

Though safety is important, compliance with this measure will be challenging and expensive. At implementation, builders and elevator inspectors will have to coordinate their schedules which could delay the occupancy of the new home. Any additional costs to the builder will be passed on to the consumer. This also adds to the long list of to-dos homeowners and potential homebuyers must attend to when selling a home. The bill isn't clear whether the seller or buyer is responsible for arranging the inspection; whoever is responsible may not remember or realize they are required to arrange for an inspection.

Furthermore, there are less than 100 state elevator inspectors in Maryland, and their time is already at a premium. Adding this requirement will reduce their availability even further, and make compliance even more difficult.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Senate Finance Committee Members