

Roger Petrin, owner
Signature Club at Greenview Condominium
New Market, Maryland
District 4 Frederick County
March 1, 2024

Delegate Marc A. Korman, Esq. Chair
Environment & Transportation Committee
marc.korman@house.state.md.us; and

Delegate Regina T. Boyce, Vice Chair
Environment & Transportation Committee
regina.boyce@house.state.md.us

Re: House Bill 1227 Condominiums – Mandatory Insurance Coverage -- Alterations
Hearing Date: March 5, 2024. Position: **Support**

Dear Delegate Korman and Delegate Boyce, and Environment and Transportation Committee Members,

My name is Roger Petrin, and I am here to express my support for HB1227. I am a detached condo unit owner and have been negatively impacted by HB98. At the advice of our association counsel, I terminated my HO-6 condo policy and replaced it with a HO-5 homeowner policy, even though our board continued the master policy for all homes, attached and detached. This move increased my insurance cost by \$600 per year. Others in the community, have said that their increases were between \$400-1,200.

As part of a community task force, we attended a Maryland Insurance Administration HB98 listening session. At the session we learned that HO-3/HO-5 policies were not designed for condos, but instead they were designed for homeowners. The issue lies with who has an “insurable interest”, the homeowner or the condominium association? If our home encounters a peril, which policy best insures my interest? Is it and HO-3, HO-5 homeowner policy or a HO-6 condo policy? Our condo master policy covers all units. Confusion abounds.

I am asking this Committee to vote yes on HB1227. We need to stop the confusion, reduce insurance costs and bring back, HO-6 policies to our community.

Thank you.

Roger Petrin