



January 18, 2021

The Honorable Kumar P. Barve, Chair
House Environment and Transportation Committee
House Office Building, Room 251
6 Bladen St., Annapolis, MD 21401

Unfavorable: HB 129 Mold Inspections – Standards, Reporting and Penalties

Dear, Chair Barve and Committee Members:

The NAIOP Maryland Chapters representing more than 700 companies involved in all aspects of commercial, industrial, and mixed-use real estate oppose HB 129 which requires adoption of uniform standards for the assessment and remediation of mold. The rationale for our position is based on the following:

1. Currently, there are no federal standards or recommendations, (e.g., OSHA, NIOSH, EPA) for airborne concentrations of mold or mold spores.
2. EPA's 2008 guidance for mold remediation, referenced in the bill, does not address investigations for its presence.
3. Molds are part of the natural environment and can be found inside or outside of buildings throughout the year.
4. Most typical indoor air exposures to mold do not present a risk of adverse health effects. Molds can cause adverse effects by producing allergens but that can vary greatly from person to person. Scientific research on the relationship between mold exposures and health effects is ongoing.

Given these realities and the practical difficulties associated with the structure and scale of the bill, the best approach to protecting the living conditions of building occupants is to continue the practice of a case by case / complaint driven response through local health and code enforcement authorities.

For these reasons, NAIOP respectfully requests your unfavorable report on House Bill 129.

Sincerely;

A handwritten signature in blue ink that reads "T.M. Ballentine". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tom Ballentine, Vice President for Policy
NAIOP Maryland Chapters -*The Association for Commercial Real Estate*

cc: House Environment and Transportation Committee Members
Nick Manis – Manis, Canning Assoc.