

March 16, 2021

Chairman William C. Smith, Jr.
2 East
Miller Senate Office Building
Annapolis, MD 21401

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LETTER OF SUPPORT HB0399 - REAL PROPERTY – REQUIRED NOTICES FOR CONTRACTS OF SALE –
ZONES OF DEWATERING INFLUENCE

Dear Chairman Smith,

I am writing this letter in support of HB0399 that Delegate Carol Krimm has proposed to regarding requiring disclosure for properties located within a Zone of Influence around a Quarry in the State of Maryland.

On September 11, 2018 our lives went from the normal but hectic at times life to being flipped upside down in a matter of minutes. A large sinkhole had opened up underneath my next-door neighbor's Mr. Stitely's house in Frederick, Maryland swallowing most of the house and the contents inside. Mr. Stitely who was like a father to me and whom I took care of had just passed away in August at home with me while in Hospice Care, The home my family lived in was my family home that I grew up in. I had been living in the house my whole life. My 14-year-old daughter was home alone while I was at the cemetery filling out the paperwork for Mr. Stitely's military marker when the sinkhole opened. My husband Mark made it home before I did. We are grateful every day she was not hurt or even killed.

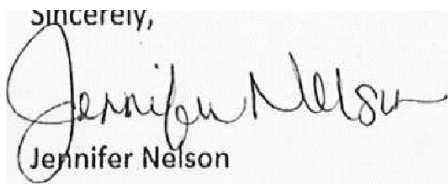
This has been an extremely long and emotional process for my family and I. We are finally in a permanent home. We have been relocated "3" times since September of 2018. Typical homeowner's insurance does not cover sinkhole collapse.

Both our home and Mr. Stitely's home are located within a Zone of Influence around a Quarry. Having known what we know now about the Zone of Influence around a Quarry, our choice to stay where we were may have changed however if not, we could have made sure we had the insurance to protect ourselves fully.

Some local banks, realtors and government officials I have spoken with were not aware that a Zone of Influence was in place around the Quarry in Frederick.

I am in full support of your bill that properties should be flagged and disclosed that are located within a Zone of Influence. This will give those who purchase these said properties the option to continue with the sale knowing the risk or the option to back out. Those who do purchase these properties or who currently live in the Zone of Influence should be may aware that there may be insurance available through certain companies for "Sinkhole Collapse" to protect themselves in the event of a Sinkhole. Also, the Zone of Influence Law should be given to property owners within the Zone so they are aware of the rules of the law.

Thank you very much for your effort to inform the public regarding this issue.

Sincerely,

Jennifer Nelson

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