



MONTGOMERY COUNTY, MARYLAND  
WOMEN'S DEMOCRATIC CLUB

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**House Bill 52 - Condominiums - Sales Contracts - Asbestos Disclosure  
Economic Matters Committee – February 22, 2023  
SUPPORT**

Thank you for this opportunity to submit written testimony concerning an important priority of the **Montgomery County Women's Democratic Club (WDC)** for the 2023 legislative session. WDC is one of Maryland's largest and most active Democratic clubs with hundreds of politically active members, including many elected officials.

WDC urges the passage of **HB0052**. This bill will require sales contracts on large residential buildings to contain disclosures relating to the presence of asbestos.

This bill will help mitigate asbestos exposure for purchasers of condominiums in the State of Maryland. Extended exposure to asbestos in residential dwellings can cause families in residence to develop potentially deadly diseases including lung cancer, mesothelioma, and asbestosis. Many factors contribute to whether harmful health effects will occur, including age. The Annals of Occupational and Environmental Medicine reported that children are considerably more susceptible to environmental carcinogens, such as asbestos, than adults. Children's extended exposure to asbestos leaves them vulnerable to a persistent cough, tightness in the chest, chest pain, loss of appetite, unexplained weight loss, hoarseness, anemia, abdominal swelling and pain, blood clotting abnormalities, and fever.<sup>1,2</sup>

**HB0052** would mitigate asbestos exposure by requiring sales contracts to disclose if asbestos had been detected, when it was detected, and whether it was remediated. At the federal level there is no requirement for sellers to disclose the presence of asbestos in residential sales. That is why it is critical for the state to enact this legislation.

**We ask for your support for HB0052 and strongly urge a favorable Committee report.**

Diana E. Conway  
WDC President

Janet Frank  
WDC Advocacy Committee

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<sup>1</sup> [Healthychildren.org, https://www.healthychildren.org/English/safety-prevention/all-around/Pages/Keeping-Your-Child-Safe-From-Asbestos.aspx](https://www.healthychildren.org/English/safety-prevention/all-around/Pages/Keeping-Your-Child-Safe-From-Asbestos.aspx)

<sup>2</sup> Asbestos Exposure and Cancer Risk, NIH National Cancer Institute, <https://www.cancer.gov/about-cancer/causes-prevention/risk/substances/asbestos/asbestos-fact-sheet>