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Ways and Means Committee

Joint Committee on
Children, Youth, and Families



The Maryland House of Delegates
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THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

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Chair Brian J. Feldman
Vice Chair Cheryl C. Kagan
Miller Senate Office Building
Annapolis, Maryland 21401

Members of the Education, Energy, and the Environment Committee:

The impact of mold exposure has been linked to upper respiratory tract symptoms, coughing, wheezing, and the development or exacerbation of asthma. The risks of mold are even higher for children, the elderly, and the immunocompromised. And yet, no protections exist in Maryland state law to ensure that rental housing is free from mold. HB976 and the proposed amendment promote healthier and safer living environments for residential renters across our state by creating a workgroup to study and make recommendations on mold assessment and remediation and its impact on public health.

According to the CDC, the best way to keep mold out of buildings is to “inspect buildings for evidence of water damage and visible mold as part of routine building maintenance [and] correct conditions causing mold growth (e.g., water leaks, condensation, infiltration, or flooding) to prevent mold growth.” Currently, at least 15 states and the District of Columbia have indoor air quality mold regulations, including states with high levels of moisture and humidity such as Florida and Louisiana. Unfortunately, Maryland is not one of these states.

The purpose of HB976 and the proposed amendment is to create a workgroup to review available information on mold assessment and remediation and recommend best practices for identifying mold, preventing its development, and remediating conditions that may impact public health. The workgroup will submit its report by October 1, 2024.

This bill is the first step in helping to ensure that tenants can protect themselves from this dangerous hazard and that safe and healthy housing is accessible to everyone. Thank you for your consideration and I urge a favorable report on HB976.

Sincerely,

A handwritten signature in black ink, appearing to read "Shaneka Henson".

Delegate Shaneka Henson