



**Testimony in SUPPORT of HB52**  
**Condominiums - Sales Contracts - Asbestos Disclosure**  
Senate - Judicial Proceedings Committee  
Jose Coronado-Flores , On Behalf of CASA

March 28, 2023

Dear Honorable Chair Smith and Members of the Committee,

CASA is pleased to offer **favorable testimony in support of HB52 - Condominiums - Sales Contracts - Asbestos Disclosure**. CASA is the largest immigrant services and advocacy organization in Maryland, and in the Mid-Atlantic region, with a membership of over 120,000 Black and Latino immigrants and working families.

HB52 is important legislation that will address the health hazards in condominium units, specifically in regards to asbestos exposure. In particular, we are invested in seeing this bill pass, because CASA members are overwhelmingly renters. This doesn't just mean that they rent in apartment complexes or homes, but many also sublet condominiums from their owners. Among the top complaints and injustices that our members face are housing conditions, which include asbestos exposure.

Passing this bill will peripherally impact our members by guaranteeing that if they rent a condominium from someone, the condominium will have an asbestos report, which includes treatment history, location, and quantity of asbestos as well. This vital information can make the difference between a renter living in a unit with known asbestos presences and consequential treatment and living in a unit with unknown untreated asbestos exposure.

We are working to make sure that everyone in the state has housing that is safe and poses no health risks. Asbestos exposure can cause long-term respiratory ailments and immediately impact one's weight and fatigue levels. This is why CASA urges a favorable report.

Jose Coronado-Flores  
Research and Policy Analyst  
jcoronado@wearecasa.org, 240-393-7840