

February 12, 2023

The Honorable CT. Wilson
House Economic Matters Committee
House Office Building, Room 231,
6 Bladen St., Annapolis, MD, 21401

RE: HB 505 Elevator Safety – Privately Owned Single–Family Residential Elevators – Inspection and Registration Requirements

Dear Chairman Wilson:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 505 Elevator Safety – Privately Owned Single–Family Residential Elevators – Inspection and Registration Requirements**. MBIA **Opposes** the Act in its current version.

This bill establishes that an elevator installed in a privately owned single-family residential dwelling on or after October 1, 2023, is subject to certain inspection and registration requirements. MBIA Respectfully opposes this measure. This bill will have a significant financial impact on houses that install elevators and increase the price of housing. It is already expensive to buy a house in Maryland and this bill will make matters worse. A 2020 study by the National Association of Homebuilders shows that for every \$1,000 increase in the price of a median-priced new home, 2,881 Marylanders will be priced out of the market. While the inspection itself will only be approximately \$250, there is also the need to have a mechanic on sight to perform the testing. Depending on the elevator, this may cost between \$1000- \$4000. Also, we have significant concerns on the delate that this could cause. It is currently taking about 3 months to get an elevator inspection and this bill will only cause further delays in housing.

For these reasons, MBIA respectfully requests the Committee give this measure an **unfavorable** report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Economic Matters Committee