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March 28, 2023

Hon. Senator William Smith, Chair  
Hon. Senator Jeff Waldstreicher, Vice-Chair  
Hon. Delegate Foley, Bill Sponsor  
Judicial Proceedings Committee  
2 East  
Miller Senate Office Building  
Annapolis, MD 21401

**Re: HB 52 – Condominiums – Sales Contracts – Asbestos Disclosure**  
**Hearing: March 28, 2023 Position: Oppose**

Dear Chair Smith, Vice-Chair Waldstreicher, Delegate Foley, and Committee Members:

This letter is submitted on behalf of the Maryland Legislative Action Committee (“MD-LAC”) of the Community Associations Institute (“CAI”). CAI represents individuals and professionals who reside in or work with condominiums, homeowners associations and cooperatives throughout the State of Maryland.

MD-LAC is writing today to voice our opposition for HB 52. Requiring a condominium association to provide information pertaining to the presence of asbestos at the time of resale of a unit is overly burdensome on Boards of Directors and management companies. As there is frequent turnover of Board Members, property managers and management companies, this information may not be available at the time of resale. If a community association inadvertently failed to provide this information, it would create liability on the part of the community association. This disclosure should be required on the part of the selling unit owner who has greater access to this information, and not the community association.

Accordingly, the MD-LAC respectfully request that the Committee does not give HB 52 a favorable report.

We are available to answer any questions which you may have. Please feel free to contact any of the individuals listed: Lisa Harris Jones, CAI MD-LAC lobbyist, at 410-366-1500 or by email at [lisa.jones@mdlobbyist.com](mailto:lisa.jones@mdlobbyist.com); Igor Conev, CMCA, AMS, PCAM, CIRMS, member by email at [igor@ocmannproperties.com](mailto:igor@ocmannproperties.com); or Steven Randol, Chair 410-695-2183, or [srandol@pineyorchard.com](mailto:srandol@pineyorchard.com)

Sincerely,

*Steven Randol*

Steven Randol  
Chair, CAI MD-LAC

*Igor Conev*

Igor Conev, CMCA, AMS, PCAM, CIRMS  
Member, CAI MD-LAC

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than thirty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects.

**Maryland Legislative Action Committee**  
**Post Office Box 6636**  
**Annapolis, Maryland 21401**