

KAREN LEWIS YOUNG
Legislative District 3
Frederick County

Committee on Education, Energy,
and the Environment



James Senate Office Building
11 Bladen Street, Room 302
Annapolis, Maryland 21401
410-841-3575 · 301-858-3575
800-492-7122 Ext. 3575
Karen.Young@senate.state.md.us

THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

March 6th, 2023

Support of SB 485 – Residential Property - Sales Contracts - Disclosures

The Honorable Senator William C. Smith

Judicial Proceedings Committee

Maryland Senate

11 Bladen Street, Room 302

Annapolis, MD 21401

Chair Smith, Vice-Chair Waldstreicher, and Esteemed Members of the Senate Judicial Proceedings Committee:

I am presenting Senate Bill 485, Residential Property Sales Contracts and Disclosures, in order to properly inform residential property buyers of the location of superfund sites if they are within one-half of a mile of a potential property they are seeking to purchase. Residential purchase contracts are incredibly complex. Therefore, it is important to give potential homebuyers the necessary information in order to make an informed decision in a timely and transparent manner.

Thousands of contaminated sites exist nationally due to hazardous waste being dumped, left out in the open, or otherwise improperly managed. These include manufacturing facilities, processing plants, landfills, and mining sites. In response, Congress established the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) in 1980.

Superfund policy allows the Environmental Protection Agency (EPA) to clean up contaminated sites. It also forces the parties responsible for the contamination to either perform cleanups or reimburse the government for EPA-led cleanup work. Superfund requirements also give EPA the funds and authority to clean up contaminated sites when there is no viable responsible party.

These sites are documented on the EPA Superfund National Priorities list, including a search function and map feature to see where superfund sites are located. Currently, there are 26 sites in Maryland listed by the EPA, one of which is located in my home district in Frederick County.

My office, our cross-file, and stakeholders have been working on a compromise to clarify when and how a buyer would be informed of superfund sites. However, there is agreement among all parties that this information is necessary to be shared with potential homeowners so they can

make an informed decision during the home buying process and not be surprised by discovering that their home is located next to a superfund site after purchase.

To ensure that residential property buyers are given a timely and transparent picture of the potential environmental impact of their homes, I urge the committee to give a favorable report for Senate Bill 485.

I urge a favorable report.

Sincerely,

A handwritten signature in blue ink that reads "Karen Lewis Young". The signature is written in a cursive, flowing style.

Senator Karen Lewis Young