



February 22, 2023

The Honorable Venessa E. Atterbeary
House Ways and Means Committee
Room 131, House Office Building
Annapolis, Maryland 21401

RE: House Bill 986 – Maryland Real Property Transfer-on-Death - UNFAVORABLE

Dear Chair Atterbeary and Members of the Committee,

On behalf of the Maryland Association of Maryland Insurance Companies (MAMIC), we respectfully oppose House Bill 986 - Maryland Real Property Transfer-on-Death.

MAMIC is comprised of 12 mutual insurance companies that are headquartered in Maryland and neighboring states. Approximately one-half of our members are domiciled in Maryland, and are key contributors and employers in our local communities. Together, MAMIC members offer a wide variety of insurance products and services and provide coverage for thousands of Maryland citizens.

We respectfully submit that the terms of the bill would cause homeowners insurance contracts to transfer on death to the new owner of the property. This would circumvent the insurer's ability and duty to underwrite the new risk, which in this case is the new owner. Additional complications would arise in the event of a claim when determining the recipient for any funds resulting from a covered loss.

If the General Assembly decides that the Maryland Real Property Transfer-on-Death Act is appropriate, the transferring of contracts should be removed from the legislation. Notwithstanding the view stated above, that the referenced legislation, MAMIC respectfully requests an unfavorable report on House Bill 986.

Thank you for your consideration of our views on this important legislation.

Sincerely,

Jeane Peters, President
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