

HB0486\_RichardKaplowitz\_FAV

2/13/2024

Richard Kaplowitz  
Frederick, MD 21703

**TESTIMONY ON HB#0486 - POSITION: FAVORABLE**  
**Residential Property Sales – Contract Disclosures – Superfund Sites**

**TO:** Chair Korman, Vice Chair Boyce, and members of the Environment and Transportation Committee

**FROM:** Richard Keith Kaplowitz

**My name is Richard Kaplowitz. I am a resident of District 3. I am submitting this testimony in support of HB0486, Residential Property Sales – Contract Disclosures – Superfund Sites**

There are 8 Superfund Sites in Frederick County  
<https://www.homefacts.com/environmentalhazards/superfunds/Maryland/Frederick-County/Frederick.html> of which one is an active NPL Superfund site. It has been proposed that housing be constructed within the distance from the site delineated in this bill.

This bill will enforce common sense notifications to any prospect home buyer anywhere in Maryland that their purchase of a home might be affected by the presence of a nearby superfund site when the seller fails in their duty to make that information available. It will set the parameters around how that notification must be made.

I wish that every seller would fulfill their moral responsibility to properly represent dangers inherent in a site or home they are attempting to sell. **I respectfully urge this committee to return a favorable report on HB#0486.**