

SB46 CASA Written Testimony.pdf

Uploaded by: Jose Coronado Flores

Position: FAV



Testimony in SUPPORT of SB46
Condominiums - Sales Contracts - Asbestos Disclosure
Senate - Judicial Proceedings Committee
Jose Coronado-Flores , On Behalf of CASA

Jan 30, 2024

Dear Honorable Chair Smith and Members of the Committee,

CASA is pleased to offer **favorable testimony in support of SB46 - Condominiums - Sales Contracts - Asbestos Disclosure**. CASA is the largest immigrant services and advocacy organization in Maryland, and in the Mid-Atlantic region, with a membership of over 150,000 Black and Latino immigrants and working families.

SB46 is important legislation that will address the health hazards in condominium units, specifically in regards to asbestos exposure. In particular, we are invested in seeing this bill pass, because CASA members are overwhelmingly renters. This doesn't just mean that they rent in apartment complexes or homes, but many also sublet condominiums from their owners. Among the top complaints and injustices that our members face are housing conditions, which include asbestos exposure.

Passing this bill will peripherally impact our members by guaranteeing that if they rent a condominium from someone, the condominium will have an asbestos report, which includes treatment history, location, and quantity of asbestos as well. This vital information can make the difference between a renter living in a unit with known asbestos presences and consequential treatment and living in a unit with unknown untreated asbestos exposure.

We are working to make sure that everyone in the state has housing that is safe and poses no health risks. Asbestos exposure can cause long-term respiratory ailments and immediately impact one's weight and fatigue levels. This is why CASA urges a favorable report.

Jose Coronado-Flores

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SB 46 Support Letter.pdf

Uploaded by: Karen Straughn

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January 30, 2024

To: The Honorable William C. Smith, Jr.
Chair, Judicial Proceedings Committee

From: Karen S. Straughn
Consumer Protection Division

Re: Senate Bill 46 – Condominiums – Sales Contracts – Asbestos Disclosure (SUPPORT)

The Consumer Protection Division of the Office of the Attorney General submits the following written testimony in support of Senate Bill 46 sponsored by Vice-Chairman Jeff Waldstreicher. This bill requires a statement as to whether the seller and the council of unit owners have actual knowledge of the presence of asbestos on the site. If asbestos is known to exist, this must include a description of the location of the asbestos and whether and when abatement has been performed.

Asbestos has been known to cause serious health issues. Breathing asbestos can cause tiny asbestos fibers to get stuck in the lungs and irritate lung tissues. Scientific studies have shown that exposure to asbestos can cause asbestosis, pleural disease and an increase in risk for lung cancer and mesothelioma as well as cancer of the larynx and ovaries. When purchasing a condominium, there are a number of common elements that may be available to the purchaser that are not part of the actual purchase. Accordingly, it is important to require disclosures if asbestos exists now or has been abated in the common elements as this may not be something the purchaser can discover otherwise. Therefore, it is important to disclose to potential purchasers when there is actual knowledge of the presence of asbestos in a condominium and if and when it has been abated so they may make an educated decision concerning their purchase of a home.

For these reasons, we ask that the Judicial Proceedings Committee return a favorable report on this bill.

cc: The Honorable Jeff Waldstreicher
Members, Judicial Proceedings Committee

WDC 2024 testimony SB46_Final.pdf

Uploaded by: Melissa Bender

Position: FAV



MONTGOMERY COUNTY, MARYLAND
WOMEN'S DEMOCRATIC CLUB

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**SB0046 - Condominiums - Sales Contracts - Asbestos Disclosure
Judicial Proceedings Committee – January 30, 2024
SUPPORT**

Thank you for this opportunity to submit written testimony concerning an important priority of the **Montgomery County Women's Democratic Club (WDC)** for the 2024 legislative session. WDC is one of Maryland's largest and most active Democratic clubs with hundreds of politically active members, including many elected officials.

WDC urges the passage of SB46. This bill would help many Maryland residents by requiring a statement in condominium sales contracts as to whether a property received asbestos abatement and the date it was performed.

Extended exposure to asbestos in residential dwellings can cause families in residence to develop potentially deadly diseases including lung cancer and mesothelioma. Many factors contribute to whether harmful health effects will occur, including age. [The Annals of Occupational and Environmental Medicine](#) reported that children are considerably more susceptible to environmental carcinogens, such as asbestos, than adults. Children's extended exposure to asbestos leaves them vulnerable to a persistent cough, chest pain, loss of appetite, and other respiratory and non-respiratory diseases.

Senate Bill 46 would mitigate asbestos exposure by requiring sales contracts to disclose if asbestos had been detected, when it was detected, and whether it was remediated. On the federal level, sellers are not legally required to disclose the presence of asbestos in condominium sales. That is why it is critical for the State to enact this legislation.

We ask for your support for **SB46** and strongly urge a favorable Committee report.

Tazeen Ahmad
WDC President

Janet Frank
Chair, WDC Affordable Housing Subcommittee

SB 46_realtors_fav.pdf

Uploaded by: William Castelli

Position: FAV



Senate Bill 46 – Condominiums – Sales Contracts – Asbestos Disclosure

Position: Support

The Maryland REALTORS® support SB 46 which requires that a buyer be notified about the presence of asbestos in a condominium unit or common area of a condominium building.

The REALTORS® worked with the sponsors of the legislation last year to differentiate the type of information disclosed by the Council of Unit Owners of the condominium and the owner of the unit. While the Council of Unit Owners must disclose the presence of lead paint within the condominium building and common areas, the unit owner is only responsible for disclosing the presence within the unit and whether or not abatement was performed during the owner's occupancy.

Under current law, this information will be disclosed to potential buyers of the condominium with other required disclosures. Buyers will then have 7 days to review the information and can cancel the contract without penalty.

As drafted, the REALTORS® support SB 46.

**For more information contact lisa.may@mdrealtor.org or
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