



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