

Roger Petrin, owner
Signature Club at Greenview Condominium
New Market, Maryland
District 4 Frederick County
March 1, 2024

Senator William C. Smith, Chair
will.smith@senate.state.md.us
Senator Jeff Waldstreicher, Vice Chair
Judicial Proceedings Committee
Jeff.waldstreicher@senate.state.md.us
2 East Miller Senate Office Building
11 Bladen Street
Annapolis, MD 21401

Re: Senate Bill 1015 Condominiums – Mandatory Insurance Coverage -- Alterations
Hearing Date: February 29, 2024. Position: **Support**

Dear Senator Smith, Senator Waldstreicher and Judicial Proceedings Committee Members,

My name is Roger Petrin, and I am here to express my support for SB 1015. I am a detached condo unit owner and have been negatively impacted by HB98. At the advice of our association counsel, I terminated my HO-6 condo policy and replaced it with a HO-5 homeowner policy, even though our board continued the master policy for all homes, attached and detached. This move increased my insurance cost by \$600 per year. Others in the community, have said that their increases were between \$400-1,200.

As part of a community task force, we attended a Maryland Insurance Administration HB98 listening session. At the session we learned that HO-3/HO-5 policies were not designed for condos, but instead they were designed for homeowners. The issue lies with who has an “insurable interest”, the homeowner or the condominium association? If our home encounters a peril, which policy best insures my interest? Is it an HO-3, HO-5 homeowner policy or a HO-6 condo policy? Our condo master policy covers all units. Confusion abounds.

I am asking this Committee to vote yes on SB1015. We need to stop the confusion, reduce insurance costs and bring back, HO-6 policies to our community.

Thank you.

Roger Petrin