

I grew up near Fort Detrick. My elementary school was across the road from Area B. I grew up playing in the nearby seeps and springs. Ft Detrick suspected contamination from Area B's unlined landfills had traveled off site through the groundwater, and in the 90's one of those springs I played in as a child was tested for contamination. They found large amounts of TCE, a known carcinogen. When I was 12, I was diagnosed with Hodgkin's Disease, when I was 33 I was given 8 months to 2 years to live, and when I was 37 I had breast cancer.

In 2010 I asked my friends on FaceBook, "who went to my elementary school in the 70's and had cancer before they were 25, or knew a classmate that had died young from cancer." I had 24 responses in two days.

I decided instead of spending decades to prove a cluster, my efforts would be better spent trying to help this not happen to anyone else.

This is what has brought me to you today. Without this bill current and future homeowners are not entitled to adequate disclosure that may alert and educate them to potential vapor intrusion and other contamination risks from nearby Superfund Sites.

TCE is a has maximum contaminant levels of 5parts per billion. They Army found levels of TCE along their fence line at 15,000ppb. One foot on the other side of this fence is owned by a developer who was approved to build townhomes before the testing was completed. Because the Remedial Investigation was not complete (and the developer delayed it by denying right of entry), and because the Army had stated no risk (because no homes were there yet so there were no people to be exposed at the time), the Planning Commission said its hands were tied to deny the development. A decade later, the last data set confirmed that there is a vapor intrusion risk for some of those homes. Had this bill been in effect, this would have never happened.

What we do know is that these homes will be built

What we don't know is how this information is legally mandated to be disclosed and explained *coherently to potential current and future homebuyers.

The Maryland Real Estate Disclosure and Disclaimer form exempts new builds and foreclosures and only requires disclosure for contaminations **on site** that the seller is aware of. Contaminants in Superfund Sites do not have to be on the property to pose risk. Risk ends where the influence of contamination ends. This data can take decades to finalize and usually the known perimeter of contamination expands.

I am testifying today to implore you to use your Duty of Care and set uniform protocol across all residential sales in MD, no exemptions.

A Material Fact in RE is defined as something that may make a buyer make a different decision, not conspicuously disclosing a Material Fact is illegal.

This bill, will set standard protocol for this disclosure that protects all parties.