

Board of Directors  
Leisure World Community Corporation  
3701 Rossmoor Boulevard  
Silver Spring, MD 20906

**TESTIMONY OF THE LEISURE WORLD COMMUNITY CORPORATION  
ON FEBRUARY 27 2025 BEFORE THE SENATE EDUCATION, ENERGY, AND THE ENVIRONMENT  
COMMITTEE- SB 779 – CLIMATE SOLUTIONS NOW ACT AFFORDABILITY ACT OF 2025**

**FAVORABLE**

Honorable Chair Brian Feldman and Vice Chair Cheryl Kagan and Members of the Senate Education, Energy, the Environment Committee:

This testimony is being submitted on behalf of the Leisure World Community Corporation. Leisure World is a senior (55+) adult community in Silver Spring Maryland, located on 610 acres. The community was constructed over a 60-year period as a self-contained community and has a wide range of property values. The average age of the residents of Leisure World is 78 and many of these seniors are on limited or fixed incomes that are challenged with the current housing costs.

Leisure World supports the goal of reducing greenhouse gases though it must be recognized that our community faces significant financial challenges in meeting BEPS and associated reporting regulations. At Leisure World there are 32 buildings with over 3000 units that are subject to the Maryland's Building Environmental Performance Standards (BEPS) and impacted by sections 1 and 2 of SB 779.

SB 799 amends Maryland Law Article Environment 2-1602 to include the requirement that building energy performance standards (BEPS) and benchmarking data monitoring and reporting be "to the extent economically practicable." The bill does not define that term but leaves it up to the Maryland Department of the Environment (MDE) to define it. It seems reasonable that the definition would take into account the state of technology, the economics of improvements in relation to benefits to the public health and safety, and other societal and socioeconomic considerations.

Such an approach would be consistent with the Montgomery County Building Performance Improvement Plan approach to address the failure to meeting BEPS target requirements. This change would allow consideration of aging buildings and their need for infrastructure changes that is required by the existing language in 2-1602(c)(2)(ii)(1). MDE needs to recognize that needed changes cannot always be accommodated within the existing building structures because of sizes of utility closets and building issues such as wiring, electric supply capacity, etc. Pay back issues also need to be considered as changes are costly and must be added to HOA

fees that already are a significant challenge for residents given the age of the buildings and the need to increase reserves for aging roofs and other equipment as a result of increased equipment and labor costs.

Leisure World does not take a position on other aspects of SB 799.

**Leisure World Community Corporation urges the Committee to favorably report out SB 779 as it pertains to building performance standards in section 1 and 2 of the bill.**

Respectfully submitted,

Patricia Hempstead  
Chair of the Board of Directors