



**Testimony in SUPPORT of HB755
Common Ownership Communities - Recreational Common Areas - Sensitive Information as
Condition for Access**

House - Environment and Transportation Committee

February 18th, 2025

Dear Honorable Chair Korman and Members of the Committee,

CASA is pleased to offer **favorable testimony in support of HB755 - Common Ownership Communities - Recreational Common Areas - Sensitive Information as Condition for Access**. CASA is a national powerhouse organization building power and improving the quality of life in the working-class: Black, Latino/a/e, Afro-descendent, Indigenous, and Immigrant communities.

With a membership of over 173,000 members, CASA creates change with its power-building model, blending human services, community organizing, and advocacy to serve the full spectrum of the needs, dreams, and aspirations of members. For nearly forty years, CASA has employed grassroots community organizing to bring our communities closer together and fight for justice while simultaneously providing much-needed services, including legal representation for tenants and housing navigation service.

HB755 is a critical piece of legislation with the purpose of protecting people's sensitive information and documents for individuals of any level of documentation status. CASA has long been advocating to ensure that the private data of immigrant Marylanders is not collected unnecessarily and not misused.

This bill addresses the concerning practice in which cooperative housing corporations, condominium associations, or homeowners associations are imposing unnecessary and excessive documentation requirements - such as social security cards or tax identification numbers - simply for residents, their children, or their guests to access recreational facilities. These individuals inherently have a right to access these spaces. HB755 also clarifies that this does not apply to government-issued photo IDs like driver's licenses.

It is wholly unreasonable for a homeowners association to demand highly personal documents to access a billiards room, pool, or gym. Requesting these types of documents for access constitutes as discrimination. It creates barriers for people who are already members of the community - and also opens up concerns about data collection of information that may be misused. We are concerned that if the collection of these sensitive documents is improperly stored, this information could be accessed by unauthorized actors or individuals wanting to exploit immigrant residents, jeopardizing the privacy and safety of residents.

These practices are not hypothetical; they are real and can alienate or put an individual's safety at risk - particularly immigrants, making them feel unwelcome and subject to surveillance in their own community. With the growing uncertainty around federal immigration attacks and the growing fear among



immigrant families of all statuses - it is more important than ever to make sure our community members feel welcome and have the ability to access the spaces to which they are entitled. For these reasons, CASA urges a favorable report.

Jose Coronado-Flores

Research and Policy Analyst

jcoronado@wearecasa.org, 240-393-7840