

TESTIMONY OF ROGER BLACKLOW AND JIM LIEBERMAN
ON FEBRUARY 6 ,2025
BEFORE THE SENATE JUDICIAL PROCEEDINGS COMMITTEE
IN SUPPORT OF SB 446 CONDOMINIUMS – PROPERTY INSURANCE
DEDUCTIBLES – UNIT OWNER RESPONSIBILITY

Honorable Chair William C. Smith, Vice-Chair Jeff Waldstreicher, and Members of the Senate Judicial Proceedings Committee:

We are residents of Leisure World in Silver Spring, Maryland, and members of the Leisure World Government Affairs Committee. As unit owners in condominiums, we support SB445 as it addresses an important insurance issue that impacts condominiums and their unit owners. For associations - which are made up of unit owners after all - this would be great as insurance deductibles continue to rise. Our deductible is currently \$50k but we expect over time for it to be substantially increased.

When damages result from individual units that impact our buildings it is not unusual for the damage amount to be above the deductible. The unit owner causing the damage is only liable for \$10k and the association has to pay the balance of the deductible amount before the master policy kicks in. As a result, the HOA fees increase for all unit owners. These costs can cripple an association.

Having higher required insurance amounts for unit owners as provided in SB446 will reduce HOA fees that have to increase to cover extensive damage situations. SB446 keeps up with changing insurance and reconstruction costs.

We fully support the Committee giving a favorable vote for this bill.

Respectfully Submitted,

Roger Blacklow
Jim Lieberman
Leisure World
Silver Spring, MD