

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

**TESTIMONY OF LEISURE WORLD COMMUNITY CORPORATION
ON FEBRUARY 25, 2026
BEFORE THE SENATE BUDGET AND TAXATION COMMITTEE
SB 434 - MARYLAND STRATEGIC ENERGY INVESTMENT FUND - USES - COOPERATIVE
HOUSING CORPORATIONS AND CONDOMINIUMS (CO-OP AND CONDO ENERGY
REFUND EQUITY ACT)**

FAVORABLE WITH AMENDMENTS

Honorable Chair Guy Guzzone and Vice Jim Rosapepe and Members of the Senate Budget and Taxation 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, including 27 condominiums, one cooperative housing corporation, and one homeowners' association. Leisure World communities have 5600 units with more than 8500 residents impacted by this bill.

This bill provides that certain residents who pay or electricity will have the potential to get refunds from the Maryland Strategic Energy Investment Fund. Leisure World favors this bill as it provides the potential for savings to many of our residents that live in condominiums and cooperatives.

The bill provides where the billing by the electric company is not directly billed to residents that the refund or credit be distributed to the governing body of the cooperative housing corporation or the board of directors of the condominium and then to the residents. In some situations, the governing body or board of directors may find it is appropriate to return the refund or credit to the operating fund if permitted by governing documents. The bill should be amended to allow for this option.

In addition, it should be noted that residents at Leisure World are billed for electricity in different ways. In some buildings the residents are directly billed by PEPCO. In others, the condominium associations are billed and the cost for electricity is distributed to the residents.

In addition, there is a third billing method that impacts 2413 units with almost half of our residents. For those units there is one master electric meter that measures electricity for

multiple condominiums and the cooperative. The electricity metered by the master meter is billed to the Leisure World Community Corporation, which is considered a **Master homeowner association** (MHOA) under Maryland law, through its wholly owned management company the Leisure World of Maryland Corporation. Under this method the MHOA is billed for the electricity and then distributes the charge for electricity to the various condominiums and cooperative who **in turn bills the unit owner**.

Importantly, the bill does not address the situation where the residents of the condominiums or cooperatives are directly billed for their electricity by an electric company. Neither does the bill address MHOAs with master electric meters for multiple condominiums and cooperatives. Consequently, without amendments to the bill, not all of our residents will be able to take advantage of its benefits.

Leisure World, therefore, proposes that HB702 be amended to extend its coverage to all residents of Leisure World regardless of how they pay for electricity. Specifically, we propose that section 9-20B-05(i)(4)(iii), (iv 1.) & (iv 2.) be amended to reflect that some condominium's unit owners are billed directly for electricity and some condominiums and our cooperative housing corporation are billed by the Leisure World Master HOA. The specific amendment would be:

(iii) [The] FOR A RESIDENTIAL DISTRIBUTION CUSTOMER ~~OTHER THAN INCLUDING A MEMBER OF A COOPERATIVE HOUSING CORPORATION OR A UNIT OWNER OF A CONDOMINIUM~~ **IF SUCH MEMBER OR UNIT OWNER IS BILLED DIRECTLY FOR ELECTRICITY**, THE refunding or crediting of amounts to residential distribution customers shall be identified on the customer's bill as a line item identified as a "legislative energy relief refund".

(iv)1. THE ELECTRIC COMPANY SHALL ISSUE A REFUND OR CREDIT TO THE GOVERNING BODY OF THE COOPERATIVE HOUSING CORPORATION OR THE BOARD OF DIRECTORS OF THE CONDOMINIUM **WHERE THE MEMBERS OR UNIT OWNERS ARE NOT BILLED DIRECTLY FOR ELECTRICITY, OR TO THE BOARD OF DIRECTORS OF A HOMEOWNERS ASSOCIATION WITH A MASTER METER THAT DISTRIBUTES ELECTRICITY TO CONDOMINIUMS AND/OR COOPERATIVE HOUSING CAORPORATIONS; AND**

(iv)2. THE GOVERNING BODY OF THE COOPERATIVE HOUSING CORPORATION , ~~OR~~ THE BOARD OF DIRECTORS OF THE CONDOMINIUM **OR THE BOARD OF DIRECTORS OF A HOMEOWNERS ASSOCIATION** SHALL **EITHER** DISTRIBUTE THE REFUND OR CREDIT TO THE MEMBERS OF THE COOPERATIVE HOUSING CORPORATION OR UNIT OWNERS OF THE CONDOMINIUM **OR IF PERMITTED BY THEIR GOVERNING DOCUMENTS, DEPOSIT THE REFUND OR CREDIT TO THE OPERATING FUND OF THE COOPERATIVES OR CONDOMINIUMS.**

These amendments will ensure that all the residents of Leisure World regardless of how they are billed for electricity will be able to benefit from this bill. For these reasons we request a favorable vote for this bill with the proposed amendments.

Respectfully submitted,
Colette Collier Trohan
Chair of the Board of Directors
Leisure World Community Corporation
.