

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

**TESTIMONY OF THE LEISURE WORLD COMMUNITY CORPORATION OF MARYLAND
ON FEBRUARY 26, 2026
BEFORE THE HOUSE ECONOMIC MATTERS COMMITTEE
HB 956 – CONDOMINIUMS – BUILDINGS MORE THAN 40 YEARS OLD – STUDY**

FAVORABLE WITH AMENDMENT

Honorable Chair Kriselda Valderrama, Vice-Chair Lorig Charkoudian, and Members of the House Economic Matters 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.

Leisure World supports the intent of HB 956, but we are concerned with two privacy issues associated with the bill. The proposed requirements for the age of each condominium unit owner and annual income of each owner are information that many residents view as an invasion of their personal privacy. They do not want to share that information especially given wide spread hacking of data. Leisure World requests that items (3) and (4) of the proposed study be deleted.

It is not clear why this information is needed, especially if the unit owners do not live in the units they own. At Leisure World, children might purchase a unit for their parents or relatives. In some cases, the units are rented. It is not clear how this information will be collected and whether there will be legal safeguards to avoid public disclosure of the information. If the state expects condominiums to obtain and supply the information, what protections will be required to prevent intentional or inadvertent disclosure of this information? The law should be clear that this information, if capable of being identifiable to an individual, is not to be publicly released.

Regarding item (3), the age of the homeowners, we question the need for specific ages of residents. Why does it matter if a resident is 77, 79, or 81 or for that matter 102? If there is a valid need for age data, the bill should be revised to seek information in age brackets such as 70 to 79. Is it sufficient to collect information that the building is a condominium for senior (55+) adults?

Regarding item (4), the collection of income of individuals, we again question the need for this information. Why should the state need know specific income? How is income defined.? Given thefts, and robberies we do not want this information to be disclosed, The Department of Housing

and Community Development are not subject to the same security requirements that tax agencies and personnel are and this information is similar to tax data. It is not unlikely that the State will put the obligation to collect this information on condominiums and their property managers. Our unit owners are not likely to want to submit their income information to the property manager of the condominium, nor should they be required to do so. Without clear sanctions for the misuse of this information, non-government personnel should not have access to this data as it can easily be misused in the wrong hands either inadvertently or intentionally. Similarly to age data, the State should consider collecting data in brackets.

For the above reasons we support a favorable report by the Committee only if the bill is amended to remove items (3) and (4).

Respectively submitted,

Colette Collier Trohan
Chair of the Board of Directors
Leisure World Community Corporation