

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

**TESTIMONY OF THE LEISURE WORLD COMMUNITY CORPORATION OF MARYLAND
ON MARCH 6, 2026
BEFORE THE HOUSE ECONOMIC MATTERS COMMITTEE
HB 1260 COMMON OWNERSHIP COMMUNITIES-ONLINE PUBLICATION OF RESALE
DISCLOSURES**

UNFAVORABLE

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, a master homeowners association. Leisure World is a senior (55+) adult community in Silver Spring Maryland. Leisure World has 27 condominiums, one cooperative housing corporation, and one homeowners association. Leisure World communities have 5660 units with more than 8600 residents impacted by this bill.

This bill clearly impacts Leisure World 's 29 common ownership communities. This bill requires the disclosures, which are currently required to be provided to purchasers of units to be included on the websites of each community in a form that can be downloadable at no cost. An exception is made for information pertaining to an individual unit.

We support the State 's interest to assure that purchasers get the key information they need to make informed decisions. However, the State should not be dictating what should be posted on a private website. Rather, private communities should be allowed to decide free from State interference on how they should market their units as long as they meet the requirements to provide the needed information to purchasers.

This bill adds cost to communities to maintain and update their websites with substantial documents. This will take significant effort to achieve given the number of documents involved and the complex data. For example, buildings may have many tiers of units; each tier having different square footage, having different voting percentages, and having different assessments that will need to be periodically updated. There is no common expense assessment as each unit may differ due to unit square footage and use of a garage space, all of which will make it very difficult to determine what needs to be published and maintained.

All the information which would need to be on the website is in resale packages that are now supplied to prospective buyers. These packages are often prepared by outside contractors at considerable expense. A community might choose to submit the data electronically for the convenience of the purchaser. At Leisure World these packages are often provided electronically to purchasers as part of the contract process in advance of the purchase. Purchasers pay for that material as part of the cost of purchasing a unit.

Providing information electronically is far different than putting all the information into the public arena by using a website. Some of the information such as some of the financial information about private communities, while important to unit owners and purchasers, might not be appropriate to be on public websites. Moreover, some websites contain information just for residents and are not public. This bill prevents communities from having private websites for their residents. This bill may discourage communities from having websites which in many cases are helpful for residents.

This bill requires the resale information to be able to be downloaded without a cost for the download. This is not a simple process to make sure the hundreds of pages are accurate and maintained up to date on the web. Websites, especially those maintained by volunteers, are not always up to date and accurate. Communities will likely need to spend more resources that will need to be paid by existing unit owners who are not getting benefit from the resale as the bill prohibits charging for downloads. It can only cause HOA fees to rise as someone will have to be paying for the service.

The added costs and effort to electronically administer these requirements on the web including keeping the information up to date and assuring accuracy, and the potential to disclose private financial information and personal information is not justified given the experience of Leisure World with its 5660 units and 8500 residents in 29 separate common ownership communities. Leisure World is not aware of issues with the current process or cases where the required information was not provided.

For the above reasons Leisure World objects to this bill and it should not be given a favorable vote.

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