

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

**TESTIMONY OF THE LEISURE WORLD COMMUNITY CORPORATION
ON MARCH 5, 2026
BEFORE THE HOUSE ECONOMIC MATTERS COMMITTEE
HB1211 – CONDOMINIUMS - UNIT OWNER RESPONSIBILITY FOR DAMAGE OR
DESTRUCTION**

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. The Leisure World Community Corporation is a master homeowners association consisting of 29 common ownership communities: 27 condominiums, 1 cooperative, and 1 home owner association. It is a senior (55+) adult community in Silver Spring Maryland, located on 610 acres. More than 8500 residents live in Leisure World.

Under current law the Maryland Condominium Act provides in section 11-114(g)(2)(iii) that when damage in a condominium originates from a unit owner's unit, the unit owner is only responsible only up to \$10,000 for damage outside the unit owner's unit. This bill would make the "full cost of repair or replacement of the damaged or destroyed portion of the condominium" the responsibility of a unit owner. This responsibility will fall on the unit owner whether or not the owner's actions caused the damage as the owners' negligence is irrelevant to their responsibility for the costs.

This bill will have a disastrous adverse impact on the unit owners of our 27 condominiums in Leisure World as well as all other owners of condominium units in the State of Maryland. It will have especially significant impacts on unit owners in multi-storied buildings in light of the potential damage caused by water percolating through lower floors increasing the damage costs throughout the building.

Replacement value of condominiums is in the millions of dollars. Holding residents fully responsible for damage at condominiums whether damage is from fires or water leaks is

expensive. A resident to protect themselves from exposure to the full cost of damages will need to obtain insurance which is likely to be extremely expensive especially for residents in taller buildings.

The law currently requires condominiums to obtain master insurance policies to cover damages in their buildings. If residents are fully responsible for damages, condominiums may choose to raise substantially their insurance deductible amounts to decrease their premium costs. Alternatively, condominiums when faced with damages may seek payment from the residents to cover those damages rather than utilize their master insurance policies to avoid increasing premium costs. In either case, unit owners face higher risks and increased premiums for their condo policies.

Consequently, this bill, if passed, can only result in further increases to the cost of housing as unit owners seek insurance to cover their exposure to the “full cost of repair or replacement of the damaged or destroyed portion of the condominium” as required by this bill. If legislators are concerned over the increasing cost of housing, this bill cannot be allowed to pass.

For these reasons, Leisure World recommends that the committee issue an unfavorable report on this bill.

Respectfully submitted,

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