



Wes Moore | Governor

Aruna Miller | Lt. Governor

Carmel Roques | Secretary

Date: February 27, 2026

Bill Number: SB 560

Bill Title: Continuing Care Retirement Communities – Refunds

Committee: Senate Finance Committee

MDOA Position: **Information**

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Madam Chair, Vice-Chair, and Members of the Committee:

The Maryland Department of Aging (MDOA) serves as Maryland’s State Unit of Aging, administering federal funding for core programs, overseeing the Area Agency on Aging (AAA) network at the local level that provides services, and planning for Maryland’s older adult population.

MDOA is statutorily required to certify and monitor continuing care retirement communities (CCRCs) in Maryland pursuant to Title 10, Subtitle 4 of the Human Services Article, Annotated Code of Maryland and the COMAR 32.02.01. MDOA’s principal responsibilities are to protect the public (CCRC residents) by promoting the integrity and confidence in CCRC programs, ensuring the ongoing viability of existing CCRCs, and ensuring the feasibility of proposed CCRC programs. MDOA’s role has historically focused on consumer protection through mandated disclosures and compliance with extensive financial and operational provisions written in statute and regulation, while avoiding direct involvement in provider financial management and governance. MDOA strongly supports transparency, fiscal responsibility, and meaningful resident engagement in continuing care retirement communities (CCRCs).

The Maryland Department of Aging (MDOA) shares the General Assembly’s commitment to protecting older adults, including residents of continuing care retirement communities (CCRCs), and to ensuring transparency and fairness in entrance fee refund practices. We appreciate the intent of SB 560 to address concerns related to the timeliness of entrance fee refunds. However, after careful review, the Department respectfully submits that the proposed legislation as drafted may not effectively resolve the issue it seeks to address.



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First, as drafted, SB 560 would not apply retroactively to existing subscriber contracts. As a result, the bill's provisions would not reach the contracts under which current concerns have arisen. Because most entrance fee agreements currently in effect would remain governed by their existing contractual terms, the proposed statutory changes would have limited practical impact on the specific situations prompting this legislation.

Second, based on our oversight and regulatory experience, the issue of delayed entrance fee refunds does not appear to be systemic across the CCRC industry in Maryland. Rather, the concerns brought to our attention have been associated with a single provider. Our broader review of licensed providers has not identified a pattern of widespread noncompliance or chronic delays in entrance fee refunds.

Third, under our existing statutory and regulatory authority, MDOA has already taken steps to increase scrutiny of the provider in question. MDOA has enhanced monitoring, required additional reporting, and engaged directly with the provider's leadership regarding refund practices and compliance expectations. The provider has been responsive to the Department's oversight efforts and has taken steps to address identified concerns.

MDOA remains committed to using its current authority to ensure that providers meet their contractual and regulatory obligations, and to protect Maryland's older adults and their families. MDOA will continue to monitor industry practices closely and will work with stakeholders and the General Assembly should broader, systemic issues emerge that warrant legislative action.

**MDOA understands the sponsor is open to potential amendments to address some of these concerns and is continuing to engage directly on those.** If you have any questions, please contact Andrea Nunez, Legislative Director, at [andrea.nunez@maryland.gov](mailto:andrea.nunez@maryland.gov) or (443) 414-8183.