



*Keeping You Connected...Expanding Your Potential...
In Senior Care and Services*

Finance Committee

February 17, 2026

Senate Bill 488 – *Continuing Care in a Retirement Community Providers - Governing Bodies -
Membership (Sue Hecht Continuing Care Retirement Community Transparency Act)*

POSITION: OPPOSE

On behalf of the LifeSpan Network, the largest and most diverse senior care provider association in Maryland, representing nursing facilities, assisted living providers, continuing care retirement communities, medical adult day care centers, senior housing communities, and other home and community-based services, we **respectfully oppose** Senate Bill 488, which alters the subscriber representation of the governing body of a CCRC. This bill changes the trigger from more than three facilities to “multiple facilities” and states that the subscriber should come from the facility with the most subscribers and be elected by the resident association. In addition, the subscriber need not meet the same criteria and standards as other board members, including adherence to a particular faith or principle.

Current law requires the governing body to confer with the resident association at each of the provider’s facilities before the resident or alternate resident officially joins the governing body. Senate Bill 488 removes this requirement and replaces it with the resident board member being elected by the resident association, and that the resident be from the facility with the most residents if there is more than one facility operated by the same entity. LifeSpan consistently opposes the resident association electing the board member, as it can be seen as disadvantaging residents who may not be active in the association. Senate Bill 488 further disadvantages residents by removing the ability of residents in smaller communities to even be considered.

During the 2025 Session, LifeSpan supported House Bill 938 (Chapter 331), which added an alternate resident to the governing board if the regular member is unable to attend. This continued the work from the 2024 Session on House Bill 68, where LifeSpan negotiated and compromised in good faith on provisions related to the governing board, meetings between management and residents, internal grievances, and refund notices. Therefore, since the changes required by House Bill 938 took effect on January 1, 2026, and the changes from House Bill 68 are still being evaluated, we respectfully ask the Committee to allow time for those changes to be fully implemented before making any additional adjustments and to recognize that issues within individual communities should be worked out within and does not signify a need for a systemic change.

Therefore, we respectfully request that the Committee vote unfavorably on Senate Bill 488 for the reasons outlined above.

For more information call:

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