

***Mercy Ridge Chapter of the
Maryland Continuing Care Residents Association***

February 24, 2026

TO: The Honorable Heather Bagnall, Chair & Members of the Maryland House of Delegates Health Committee

RE: House Bill 424 - Continuing Care in a Retirement Community Providers - Governing Bodies - Membership

As you know the Maryland Continuing Care Residents Association (“MaCCRA”) is advocating that the General Assembly adopt the above-captioned bill.

The essential problem we are trying to address with this bill is not a complicated issue, as the opponents would have you believe. Rather, it is simply a case of:

A corporation seeking to set up & operate a CCRC in Maryland in such a way as to insulate itself from the requirements of Maryland’s continuing care laws. It does this by creating a subsidiary corporation to serve as the nominal provider while reserving all authority to control the governance of the CCRC for itself. As a consequence, the right of the residents to have a representative and an alternate sit on the governing body of the provider is rendered meaningless since the provider does not have the ultimate power to govern the CCRC.

The Mercy Ridge CCRC is not directly affected by this bill, since the sole authority to control the affairs of the community rests with the board of directors of the provider, Mercy Ridge, Inc. However, we are supporting those of our fellow Maryland CCRCs that do have this problem currently, as well as protecting all Maryland CCRCs from this problem as CCRC communities undergo mergers, reorganizations and acquisitions in the future.

Thank you for giving our representatives your attention at the hearing on February 12 and your time in reviewing this proposal; and we urge your favorable consideration.

Dan Tracy, Chapter President