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Baltimore City

Health and Government Operations
Committee

Chair

Health Occupations and
Long-Term Care Subcommittee

House Chair

Joint Committee on Administrative,
Executive, and Legislative Review



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Testimony of Delegate Samuel I Rosenberg
Before the Judicial Proceedings Committee

In Support of

House Bill 956

Condominiums – Buildings More Than 40 Years Old - Study

Chair Smith and Members of the Committee:

Throughout my district and across Maryland, there are many 1960s and 1970s-era condominium buildings that need extensive renovation. These condo developments are desirable for older adults as they are easier for such owners to manage than single-family homes and are generally more affordable for an aging population.

Throughout these communities, condo boards oversee administration and collection of homeowner fees, but many of these developments have fallen behind on reserve deposits and repairs due to several factors, including market instability and age and income of legacy owners. This neglect puts the safety of the building, the surrounding area, and the value of the homes at risk.

House Bill 956 does not impose new mandates on condominium associations. It does not create penalties or requirements. Instead, it simply directs the Department of Housing and Community Development to conduct a study examining the number of aging condominium buildings, the status of their reserve funds, and key demographic and income information about unit owners.

This very measured and temporary study will give the General Assembly the data necessary to understand the scope of the issue and determine whether further action is warranted. **I respectfully ask for a favorable report on House Bill 956.**

April 8th, 2026