

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

**TESTIMONY OF THE LEISURE WORLD COMMUNITY CORPORATION OF MARYLAND
ON APRIL 3, 2026
BEFORE THE SENATE JUDICIAL PROCEEDINGS COMMITTEE
HB 1506 – CONDOMINIUM AND HOMEOWNERS ASSOCIATIONS – NEW OWNER FEES –
LIMITATIONS**

FAVORABLE

Honorable Chair Senator William C. Smith, Jr., Vice-Chair Senator Jeff Waldstreicher, and Members of the Senate Judicial Proceedings Committee:

This testimony is being submitted on behalf of the Leisure World Community Corporation. Leisure World is a master homeowner's association consisting of 27 condominiums, one cooperative housing corporation, and one homeowners association (HOA). Leisure World is a senior (55+) community in Silver Spring, Maryland and includes 5660 units with more than 8500 residents located on 610 acres.

Leisure World as a master homeowners association is not just another common ownership community. Leisure World provides services similar to a municipality. These amenities include clubhouses, swimming pools, a golf course, medical center, restaurants, tennis and pickle ball courts, gym, meeting rooms, ballroom, auditorium, physical properties building, interfaith chapel, gardens, and walkways along roads, creeks, ponds, and more. Like a municipality, Leisure World has more than 7.9 miles of roads to maintain. It is responsible for maintaining and operating the sewers over the 610 acres in the community as well as storm water management and related infrastructure. It also has a police force with five vehicles, a transit system with three buses, a community maintenance staff with forty vehicles, and a trash collection system with three garbage trucks all of which must be maintained and replaced from time to time.

In fact, Leisure World with its more than 8500 residents has a greater population than 84% of the municipalities in Maryland. (132 out of the 157 municipalities in Maryland.). There is significant infrastructure that must be maintained and updated as necessary. Unlike a governmental municipality, Leisure World does not have property taxing authority. Rather,

Leisure World funds its capital investments for its infrastructure through the Capital Contribution fee which is collected through a Resale fee which is a one-time fee at sale.

For these reasons, Leisure World is in favor of this bill as amended by the House as it does not apply to a master planned community like Leisure World that is a senior age-restricted community, that provides services similar to those offered by municipalities for multiple individual condominiums.

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