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Howard County

DEPUTY MAJORITY WHIP

Appropriations Committee

*Subcommittees*

Oversight Committee on Pensions

Vice Chair, Transportation  
and the Environment



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THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

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HB-907 Public Safety - Out-of-Service Elevators - Repair Contract

**SPONSOR:** Delegate Courtney Watson

**POSITION:** Favorable

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Good afternoon, Chair Wilson, Vice Chair Crosby, and members of the Economic Matters Committee, thank you for allowing me to present House Bill 907 which has to do with elevator service contracts.

This bill originated as a concern from a constituent because the age restricted condominium in which she lived had a broken elevator. The elevator was out of service for three weeks. Many of the residents were not able to navigate the steps. One woman had dialysis three times a week and needed extensive assistance to get up and down the stairs. Some were not able to leave their floor for the entire three weeks.

There have been other similar examples in my district including one at a senior apartment building and another at an age restricted condominium building.

In the first case, the condominium board of directors found that the elevator service contract would not permit the board to order the part and the repair from another elevator service vendor without penalty, even though their own service provider was unable to get the part in a timely manner.

The penalty was that the contract would become null and void with the condominium board liable for the remaining fees on the five-year contract.

The bill is very simple, it says that the landlord or condominium association may enter a contract without penalty if there is an elevator in

1. A multifamily dwelling with a resident 60 years or older, or a disabled resident.
2. The elevator is out of service
3. The new elevator service contractor can repair the elevator before the existing contractor.

You all have read testimony submitted by residents experiencing this problem and I urge this committee to request a favorable report on HB907. I will be happy to answer any questions the committee may have.

*Courtney Watson*

Delegate Courtney Watson  
Howard County District 9B