

SENATE BILL 12

C9, N1

(6lr1257)

ENROLLED BILL

— *Judicial Proceedings/Economic Matters* —

Introduced by **Senator West**

Read and Examined by Proofreaders:

Proofreader.

Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this

_____ day of _____ at _____ o'clock, _____ M.

President.

CHAPTER _____

1 AN ACT concerning

2 **Residential Rental Apartments – Air-Conditioning Requirement**

3 FOR the purpose of requiring a landlord to provide air-conditioning to certain residential
4 rental units in a certain manner; and generally relating to air-conditioning
5 requirements for residential rental units.

6 BY adding to

7 Article – Real Property

8 Section 8-122

9 Annotated Code of Maryland

10 (2023 Replacement Volume and 2025 Supplement)

11 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

12 That the Laws of Maryland read as follows:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.

Italics indicate opposite chamber/conference committee amendments.



Article – Real Property

8–122.

(A) (1) THIS SECTION APPLIES ONLY TO RESIDENTIAL RENTAL UNITS IN APARTMENT BUILDINGS WITH ~~FOUR~~ 10 OR MORE INDIVIDUAL DWELLING UNITS.

(2) THIS SECTION DOES NOT APPLY TO A RESIDENTIAL RENTAL UNIT THAT IS:

~~(I) LOCATED~~ LOCATED ON PROPERTY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES;

~~(II) PART OF A HOUSING AUTHORITY OF BALTIMORE CITY DEVELOPMENT BUILT BETWEEN 1940 AND 1950, INCLUSIVE; OR~~

~~(III) A ROWHOUSE PUBLIC HOUSING UNIT ACQUIRED AND REHABILITATED BY THE HOUSING AUTHORITY OF BALTIMORE CITY BETWEEN 1960 AND 1997, INCLUSIVE.~~

(B) A LANDLORD SHALL PROVIDE AIR-CONDITIONING IN EACH RESIDENTIAL UNIT IN ACCORDANCE WITH SUBSECTION (C) OF THIS SECTION AS FOLLOWS:

(1) BEGINNING JUNE 1, 2026, FOR NEWLY CONSTRUCTED RESIDENTIAL RENTAL UNITS; ~~AND~~

(2) BEGINNING JUNE 1, 2026, FOR RESIDENTIAL RENTAL UNITS WHERE, AT ANY TIME ON OR AFTER JANUARY 1, 2025:

(I) THE LANDLORD EQUIPPED THE UNIT WITH AIR-CONDITIONING OR PROVIDED AIR-CONDITIONING; OR

(II) A LEASE REQUIRED THE LANDLORD TO PROVIDE AIR-CONDITIONING FOR THE UNIT; AND

(3) BEGINNING OCTOBER 1, 2026, FOR RESIDENTIAL RENTAL UNITS THAT UNDERGO RENOVATION THAT INCLUDES THE REPLACEMENT OR SUBSTANTIAL UPGRADE OF ELECTRICAL SYSTEMS OR HEATING SYSTEMS.

(C) EXCEPT AS OTHERWISE NECESSARY FOR PURPOSES OF REASONABLE MAINTENANCE AND REPAIR, EACH YEAR FROM JUNE 1 TO SEPTEMBER 30, BOTH INCLUSIVE, A LANDLORD SHALL PROVIDE AIR-CONDITIONING IN EACH RESIDENTIAL UNIT AS FOLLOWS:

1 (1) FOR AN AIR-CONDITIONING SYSTEM THAT IS NOT UNDER THE
2 CONTROL OF THE TENANT, THE LANDLORD SHALL MAINTAIN THE TEMPERATURE IN
3 THE UNIT AT NOT GREATER THAN 80 DEGREES FAHRENHEIT AT 3 FEET ABOVE THE
4 FLOOR LEVEL IN EACH HABITABLE SPACE IN THE UNIT; AND

5 (2) FOR AN AIR-CONDITIONING SYSTEM THAT IS UNDER THE
6 CONTROL OF THE TENANT, THE LANDLORD SHALL ENSURE THAT THE
7 AIR-CONDITIONING SYSTEM IS IN GOOD WORKING ORDER AND IS CAPABLE OF
8 MAINTAINING THE TEMPERATURE IN THE UNIT AT NOT GREATER THAN 80 DEGREES
9 FAHRENHEIT AT 3 FEET ABOVE THE FLOOR LEVEL IN EACH HABITABLE SPACE IN
10 THE UNIT.

11 ~~(D) THIS SECTION SHALL PREEMPT AND SUPERSEDE A LOCAL LAW,
12 ORDINANCE, POLICY, OR REGULATION ENACTED BY A POLITICAL SUBDIVISION OR
13 AGENCY THAT IMPOSES AIR-CONDITIONING REQUIREMENTS INCONSISTENT WITH
14 THIS SECTION.~~

15 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to
16 apply only prospectively and may not be applied or interpreted to have any effect on or
17 application to any building construction or renovation for which the building permit is
18 issued before the effective date of this Act.

19 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect June
20 1, 2026.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.