

SENATE BILL 962

N1, O2
SB 649/11 – EHE

2lr3019

By: **Senator Ramirez**

Introduced and read first time: February 15, 2012

Assigned to: Rules

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Dwellings Rented to Individuals at Least 55 Years Old –**
3 **Air-Conditioning Systems**

4 FOR the purpose of requiring certain residential dwelling structures that are offered
5 for rent to individuals at least a certain age and are constructed or improved in
6 a certain manner on or after a certain date with money received from the State
7 on or after a certain date to be equipped with an air-conditioning system
8 meeting certain requirements; requiring air-conditioning systems required
9 under this Act to be in compliance with certain codes; and generally relating to
10 air-conditioning systems in residential dwelling structures rented to
11 individuals at least 55 years old.

12 BY adding to
13 Article – Real Property
14 Section 14-133
15 Annotated Code of Maryland
16 (2010 Replacement Volume and 2011 Supplement)

17 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
18 MARYLAND, That the Laws of Maryland read as follows:

19 **Article – Real Property**

20 **14-133.**

21 **(A) THIS SECTION APPLIES TO RESIDENTIAL DWELLING STRUCTURES**
22 **THAT ARE:**

23 **(1) OFFERED FOR RENT ONLY TO OCCUPANTS AT LEAST 55 YEARS**
24 **OLD;**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (2) COMPOSED OF AT LEAST FIVE INDIVIDUAL DWELLING UNITS;
2 AND

3 (3) CONSTRUCTED OR IMPROVED WITH FUNDING WHOLLY OR
4 PARTLY RECEIVED FROM THE STATE, IF:

5 (I) THE CONTRACT FOR THE CONSTRUCTION OR
6 IMPROVEMENT IS ENTERED INTO ON OR AFTER OCTOBER 1, 2012;

7 (II) THE MONEY FROM THE STATE IS RECEIVED ON OR
8 AFTER OCTOBER 1, 2012; AND

9 (III) THE CONSTRUCTION OR IMPROVEMENT INVOLVES THE
10 ADDITION OR ALTERATION OF ANY HEATING, VENTILATION, OR
11 AIR-CONDITIONING SYSTEM.

12 (B) (1) A RESIDENTIAL DWELLING STRUCTURE UNDERGOING
13 CONSTRUCTION OR IMPROVEMENT AS DESCRIBED IN SUBSECTION (A) OF THIS
14 SECTION SHALL BE EQUIPPED WITH A PROPERLY FUNCTIONING
15 AIR-CONDITIONING SYSTEM CAPABLE OF MAINTAINING 78 DEGREES
16 FAHRENHEIT THROUGHOUT EACH INDIVIDUAL UNIT OF THE RESIDENTIAL
17 DWELLING STRUCTURE.

18 (2) THE AIR-CONDITIONING SYSTEM REQUIRED UNDER
19 PARAGRAPH (1) OF THIS SUBSECTION SHALL BE IN COMPLIANCE WITH THE
20 AMERICAN SOCIETY OF HEATING, REFRIGERATING, AND AIR-CONDITIONING
21 ENGINEERS (ASHRAE) CODE, THE NATIONAL FIRE PROTECTION
22 ASSOCIATION (NFPA) CODE, AND ALL STATE AND LOCAL CODES.

23 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
24 October 1, 2012.