



House Bill 1295 – Real Property – Residential Rental Apartments – Air-Conditioning Requirements

Position: Unfavorable

The Maryland REALTORS® oppose HB 1295 which requires apartment buildings to provide air conditioning which must maintain a temperature in the unit at 75 degrees or less at 3 feet above the floor level.

While the REALTORS® do not oppose mandates for air conditioning in new apartment construction, the REALTORS® are concerned about mandating the temperature that the system must maintain. Certainly, housing providers should be responsible for ensuring air conditioners are in working order but there are many issues that housing providers cannot control including the weather. As Maryland experiences longer heat waves, the humidity can impact the effectiveness of current air conditioning units. However, the bill doesn't differentiate between a unit that may fail to provide a 75-degree temperature for an hour or a unit that doesn't work for days.

More concerning, when the temperature requirements are made for existing apartments, it may be impossible for them to meet a 75-degree temperature for every day of the summer. Older units do not have the same heat insulation that systems will need to be effective and installing new air conditioning equipment that performs at a certain degree may require additional upgrades to the unit.

For these reasons, the REALTORS® recommend an unfavorable report.

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