



TESTIMONY

Maryland General Assembly

Environmental and Transportation Committee

In Favor of HB1295—Real Property - Residential Rental Apartments - Air-Conditioning
Requirements

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Good afternoon, Chairman Korman and Vice Chair Boyce and Members of the Environment and Transportation Committee,

My name is Tim Hoang, and I am representing the Montgomery County Renters Alliance in support of HB1295. The Renters Alliance thanks Delegate Lehman and the co-sponsors for introducing this important legislation that will protect tenants from ever rising heat and climate change.

HB1295 requires landlords to provide tenants with air conditioning. As record high temperatures become increasingly more common, we need to protect our tenants, many of whom are elderly, disabled, or children. Without air conditioning, we are seeing increased risk of heat stroke, decreased worker productivity, and lagging academic performance. It is brutal trying to cook or sleep when the temperature is over 80 degrees inside.

Montgomery County passed similar legislation in 2019 with the desired effect of protecting renters. Heating is already mandated in the winter months and now it is time for air conditioning to be considered a standard as well. We cannot ignore the effects of climate change causing more extreme temperatures. The Renters Alliance urges a favorable report on this important legislation.

Thank you,
Tim Hoang
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