



House Bill 339 – Real Property – Residential Rental Apartments – Air-Conditioning Requirements

Position: Unfavorable

The Maryland REALTORS® oppose HB 339 which requires apartment buildings to provide air conditioning that meets ASHRAE standard 55.

While the REALTORS® do not oppose mandates for air conditioning in apartments, the REALTORS® are concerned about how to measure and prove a unit is meeting performance requirements. Changes to the bill this year, attempt to create a range of temperature and humidity goals to reflect different weather conditions. Although a range provides flexibility, the requirements of ASHRAE 55 are very specific and we think will be difficult for some landlords to interpret and follow. Additionally, older units do not have the same heat insulation as new units and with longer and hotter heat waves, the mandated levels need to be achievable.

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

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