



2 February 2026

The Honorable Delegate Kriselda Valderrama
Chair of the Economic Matters Committee
230 Taylor House Office Building
231 Taylor House Office Building
Annapolis, Maryland 21401

Re: Letter of Support
HB 0153 - Residential Rental Apartments – Air Conditioning Requirement

Dear Chair Valderrama and members of the Economic Matters Committee:

I am writing to voice AIA Maryland's support for House Bill 0153 to require air conditioning in multi-family rental apartments statewide. AIA Maryland represents over 2,000 architects in the state of Maryland and advocates for the profession, the quality of the built environment and in support of the health, safety and welfare for all the citizens of Maryland.

The extreme heat and temperature swings in our weather have become more common and a routine element of our daily life. The extended hot spells throughout the country are among the most significant cause of weather related deaths in the United States. The punishing heat is even more impactful to at risk populations, the elderly, young children and the less healthy among us. It is the humane and right thing to do to require that rental apartments have cool air-conditioning systems that maintain a maximum temperature of 80 deg. F in a person's home.

These cool air-conditioning systems in multi-family properties will provide a minimum standard of living which is dearly needed as regional summer weather temperatures continues to set new records. These systems will also provide air circulation and filtration that will manage other air borne irritants including dust, pollen and other contaminants. This will also increase the quality of life for the residents.

New technology, increases in system efficiency of operation and the innovative technology of smart thermostats for these new air conditioning systems is well worth the initial expense along with the well-being and safety improvements they bring. These systems will be energy efficient and provide comfort.

Montgomery County has taken this step to require air-conditioning in multi-family apartments and the state should provide this level of health and welfare for all its citizens, We believe this is the right thing to do as the state continues to work to house its many residents. We are pleased to support this bill and we ask for your to vote in favor of HB 0153.

Sincerely,

A handwritten signature in red ink, appearing to read "L. Frank", written over a red circular stamp.

Laurence A Frank, AIA
Director, Past President, AIA Maryland