

TESTIMONY
Maryland General Assembly
Environmental and Transportation Committee
In Favor of SB12—Residential Rental Apartments – Air–Conditioning Requirement
Tim Hoang 415-964-1105



January 15, 2026

Good afternoon, Chairman Smith and Vice Chair Waldstreicher and Members of the Judicial Proceedings Committee,

My name is Tim Hoang, and I am representing the Montgomery County Renters Alliance in support of SB12. The Renters Alliance thanks Senator Chris West as well as Delegate Mary Lehman for laying the groundwork for this important legislation that will protect tenants from ever rising heat and climate change.

SB12 requires new construction of buildings with at least 4 units 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 2020 with the desired result 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 bipartisan supported legislation.

Thank you,
Tim Hoang
5461 Marlin st.
Rockville, MD