

January 20, 2026

The Honorable William C. Smith Jr.
Chairman, Senate Judicial Proceedings Committee
2 East Miller Senate Office Building
Annapolis, Maryland 21401

RE Letter of Support SB12 Residential Rental Apartments - Air-Conditioning Requirement

Dear Chair Smith,

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, appreciates the opportunity to participate in the discussion surrounding Senate Bill 12 Residential Rental Apartments - Air-Conditioning Requirement. MBIA supports this measure in its current posture.

The bill requires a landlord to provide air-conditioning to certain residential rental units in a certain manner beginning June 1, 2026, for newly constructed residential rental units and beginning October 1, 2026, for residential rental units that undergo substantial renovations.

The bill establishes a clear, enforceable performance standard—a maximum indoor temperature of 80 degrees Fahrenheit during the summer season—while recognizing operational realities. It appropriately distinguishes between landlord-controlled and tenant-controlled systems and allows flexibility for reasonable maintenance and repair. This clarity benefits tenants, landlords, and enforcement agencies alike.

From a housing quality and equity perspective, this legislation ensures that access to safe indoor temperatures is not limited to newer luxury housing but becomes a consistent baseline expectation across the rental market over time.

For these reasons, we respectfully request the Committee give this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the Senate JPR Committee