



**Bill:** SB12 - Real Property - Residential Rental Apartments - Air-Conditioning Requirements

**Committee:** Judicial Proceedings

**Date:** January 20, 2026

**Position:** INFO

The Apartment and Office Building Association (AOBA) of Metropolitan Washington is a non-profit trade association representing the owners and managers of more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George's counties. AOBA submits the following testimony on Senate Bill 12.

SB12 requires apartment building owners to provide air conditioning for new units and units undergoing HVAC system upgrades by June 1, 2026, and October 1, 2026, respectively. Both [Montgomery](#) and [Prince George Counties](#) have enacted legislation that requires units to have a temperature maximum of no more than 80°F. While the association represents buildings within Montgomery and Prince George's County, many of our members operate statewide. Standardizing this language from two jurisdictions that represent thousands of dwelling units will ease the burden of compliance.

However, AOBA urges members to consider an amendment to track heat-related deaths and their respective locations relating to single-family homes or multi-family properties. This language will provide the state with a closer look at where heat-related deaths are occurring.

Require the Maryland Department of Health to track the property type of where heat-related deaths occurred in the annual Heat-Related Illness Surveillance Summary Report. Property type such as:

- Single Family dwelling unit
- Multi-family dwelling unit

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