

January 20, 2026

Chair William C. Smith, Jr.
Senate Judicial Proceedings Committee
2 East Miller Office Building
Annapolis, MD 21401

RE: SB12/HB153 – Residential Rental Apartments – Air–Conditioning Requirement

Dear Chair Smith and Members of the Committee,

On behalf of Fello, we write in support of ***SB12/HB153 – Residential Rental Apartments – Air–Conditioning Requirement***.

Across Maryland, Fello is building communities where people belong. With a team of more than 600 employees, Fello supports over 5,000 people with disabilities each year—creating opportunities that empower people to live the lives they choose. From advancing equity and respect to expanding access and connection, inclusion is at the heart of everything we do. One powerful way this comes to life is through Fello Communities: beautiful, safe, and accessible rental housing that offers choice and stability for residents across income levels, from affordable to market-rate homes.

SB12/HB152, requiring landlords to provide air conditioning in residential buildings with four or more units, establishes a modern housing standard that addresses public health and climate realities. With extreme heat events becoming more frequent, access to reliable cooling is essential to protect tenant health and safety, particularly for vulnerable populations. Clear standards for installation, repair timelines, and landlord responsibility ensure consistent access, prevent unsafe delays, and reduce disputes, while creating uniform expectations for property owners statewide.

Making air conditioning a required feature in multifamily buildings is both feasible and practical. This policy improves living conditions, reduces heat-related health emergencies, supports housing stability, and advances equity.

For these reasons, we respectfully urge a favorable report on SB12/HB153.

Sincerely,



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