

SENATE BILL 649

N1, O2

1lr2108

By: **Senators Ramirez, Ferguson, Montgomery, and Rosapepe**

Introduced and read first time: February 4, 2011

Assigned to: Education, Health, and Environmental Affairs

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Dwellings in Communities for Individuals Age 55 or Older –**
3 **Air-Conditioning Systems**

4 FOR the purpose of requiring certain residential dwelling structures offered for lease
5 to individuals of a certain age and constructed or improved on or after a certain
6 date with money received from the State on or after a certain date to be
7 equipped with an air-conditioning system meeting certain requirements;
8 requiring air-conditioning systems required under this Act to be in compliance
9 with certain codes; and generally relating to air-conditioning systems in
10 residential dwelling structures in certain communities.

11 BY adding to

12 Article – Real Property

13 Section 14-133

14 Annotated Code of Maryland

15 (2010 Replacement Volume and 2010 Supplement)

16 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
17 MARYLAND, That the Laws of Maryland read as follows:

18 **Article – Real Property**

19 **14-133.**

20 **(A) THIS SECTION APPLIES TO RESIDENTIAL DWELLING STRUCTURES**
21 **OFFERED FOR LEASE THAT ARE:**

22 **(1) OFFERED FOR RENT ONLY TO OCCUPANTS AGE 55 YEARS OR**
23 **OLDER;**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(2) COMPOSED OF AT LEAST FIVE INDIVIDUAL DWELLING UNITS;**
2 **AND**

3 **(3) CONSTRUCTED OR IMPROVED WITH FUNDING, IN WHOLE OR**
4 **IN PART, RECEIVED FROM THE STATE, IF:**

5 **(I) THE CONTRACT FOR THE CONSTRUCTION OR**
6 **IMPROVEMENT IS ENTERED INTO ON OR AFTER OCTOBER 1, 2011; AND**

7 **(II) THE MONEY FROM THE STATE IS RECEIVED ON OR**
8 **AFTER OCTOBER 1, 2011.**

9 **(B) (1) A RESIDENTIAL DWELLING STRUCTURE UNDERGOING**
10 **CONSTRUCTION OR IMPROVEMENT AS DESCRIBED IN SUBSECTION (A) OF THIS**
11 **SECTION SHALL BE EQUIPPED WITH A PROPERLY FUNCTIONING**
12 **AIR-CONDITIONING SYSTEM CAPABLE OF MAINTAINING 75 DEGREES**
13 **FAHRENHEIT THROUGHOUT EACH INDIVIDUAL UNIT OF THE RESIDENTIAL**
14 **DWELLING STRUCTURE.**

15 **(2) THE AIR-CONDITIONING SYSTEM REQUIRED UNDER**
16 **PARAGRAPH (1) OF THIS SUBSECTION SHALL BE IN COMPLIANCE WITH THE**
17 **AMERICAN SOCIETY OF HEATING, REFRIGERATING, AND AIR-CONDITIONING**
18 **ENGINEERS (ASHRAE) AND NATIONAL FIRE PROTECTION ASSOCIATION**
19 **(NFPA) CODES AND ALL STATE AND LOCAL CODES.**

20 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
21 October 1, 2011.