

# HOUSE BILL 1295

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By: **Delegates Lehman, Allen, Foley, Harris, Pena–Melnik, Phillips, Ruth, Solomon, Stein, Stewart, Taveras, Taylor, Terrasa, and Ziegler**  
Introduced and read first time: February 9, 2024  
Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Residential Rental Apartments – Air–Conditioning**  
3 **Requirements**

4 FOR the purpose of requiring a landlord to provide air–conditioning to certain residential  
5 rental units in a certain manner; and generally relating to air–conditioning  
6 requirements for residential rental units.

7 BY adding to  
8 Article – Real Property  
9 Section 8–119  
10 Annotated Code of Maryland  
11 (2023 Replacement Volume)

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

14 **Article – Real Property**

15 **8–119.**

16 **(A) (1) THIS SECTION APPLIES ONLY TO RESIDENTIAL RENTAL UNITS IN**  
17 **APARTMENT BUILDINGS.**

18 **(2) THIS SECTION DOES NOT APPLY TO RESIDENTIAL RENTAL UNITS**  
19 **LOCATED IN PROPERTY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.**

20 **(B) A LANDLORD SHALL PROVIDE AIR–CONDITIONING IN EACH**  
21 **RESIDENTIAL UNIT IN ACCORDANCE WITH SUBSECTION (C) OF THIS SECTION AS**  
22 **FOLLOWS:**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1           **(1) BEGINNING JUNE 1, 2024, FOR NEWLY CONSTRUCTED**  
2 **RESIDENTIAL RENTAL UNITS; AND**

3           **(2) BEGINNING OCTOBER 1, 2024, FOR RESIDENTIAL RENTAL UNITS**  
4 **THAT UNDERGO RENOVATION THAT INCLUDES THE REPLACEMENT OF ELECTRICAL**  
5 **SYSTEMS OR HEATING SYSTEMS.**

6           **(C) EACH YEAR FROM JUNE 1 TO SEPTEMBER 30, BOTH INCLUSIVE, A**  
7 **LANDLORD SHALL PROVIDE AIR-CONDITIONING IN EACH RESIDENTIAL UNIT AS**  
8 **FOLLOWS:**

9           **(1) FOR AN AIR-CONDITIONING SYSTEM THAT IS NOT UNDER THE**  
10 **CONTROL OF THE TENANT, THE LANDLORD SHALL MAINTAIN THE TEMPERATURE IN**  
11 **THE UNIT AT NOT GREATER THAN 75 DEGREES FAHRENHEIT AT 3 FEET ABOVE THE**  
12 **FLOOR LEVEL IN EACH HABITABLE SPACE IN THE UNIT; AND**

13           **(2) FOR AN AIR-CONDITIONING SYSTEM THAT IS UNDER THE**  
14 **CONTROL OF THE TENANT, THE LANDLORD SHALL ENSURE THAT THE**  
15 **AIR-CONDITIONING SYSTEM IS IN GOOD WORKING ORDER AND IS CAPABLE OF**  
16 **MAINTAINING THE TEMPERATURE IN THE UNIT AT NOT GREATER THAN 75 DEGREES**  
17 **FAHRENHEIT AT 3 FEET ABOVE THE FLOOR LEVEL IN EACH HABITABLE SPACE IN**  
18 **THE UNIT.**

19           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to  
20 apply only prospectively and may not be applied or interpreted to have any effect on or  
21 application to any building construction or renovation for which the building permit is  
22 issued before the effective date of this Act.

23           SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect June  
24 1, 2024.