

**HB0339/153523/1**

BY: Environment and Transportation Committee

AMENDMENTS TO HOUSE BILL 339  
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in the sponsor line, strike “**and**”; and in the same line, after “**Ziegler**” insert “**, Healey, and R. Lewis**”.

AMENDMENT NO. 2

On page 1, strike in their entirety lines 16 and 17; in line 18, strike “**(B)**” and substitute “**(A)**”; and in line 19, after “**BUILDINGS**” insert “**WITH FOUR OR MORE INDIVIDUAL DWELLING UNITS**”.

On page 2, in line 1, strike “**(C)**” and substitute “**(B)**”; in line 2, strike “**(D)**” and substitute “**(C)**”; strike beginning with “**AN**” in line 7 down through “**BUILDINGS**” in line 11 and substitute “**RENOVATION THAT INCLUDES THE REPLACEMENT OR SUBSTANTIAL UPGRADE OF ELECTRICAL SYSTEMS OR HEATING SYSTEMS**”; and strike in their entirety lines 12 through 31, inclusive, and substitute:

**“(C) EXCEPT AS OTHERWISE NECESSARY FOR PURPOSES OF REASONABLE MAINTENANCE AND REPAIR, EACH YEAR FROM JUNE 1 TO SEPTEMBER 30, BOTH INCLUSIVE, A LANDLORD SHALL PROVIDE AIR-CONDITIONING IN EACH RESIDENTIAL UNIT AS FOLLOWS:**

**(1) FOR AN AIR-CONDITIONING SYSTEM THAT IS NOT UNDER THE CONTROL OF THE TENANT, THE LANDLORD SHALL MAINTAIN THE TEMPERATURE IN THE UNIT AT NOT GREATER THAN 80 DEGREES FAHRENHEIT AT 3 FEET ABOVE THE FLOOR LEVEL IN EACH HABITABLE SPACE IN THE UNIT; AND**

**(2) FOR AN AIR-CONDITIONING SYSTEM THAT IS UNDER THE CONTROL OF THE TENANT, THE LANDLORD SHALL ENSURE THAT THE AIR-CONDITIONING SYSTEM IS IN GOOD WORKING ORDER AND IS CAPABLE OF MAINTAINING THE TEMPERATURE IN THE UNIT AT NOT GREATER THAN 80 DEGREES FAHRENHEIT AT 3 FEET ABOVE THE FLOOR LEVEL IN EACH HABITABLE SPACE IN THE UNIT.**