

HOUSE BILL 153

C9, N1
HB 339/25 – ENT

(PRE-FILED)

6lr1043
CF SB 12

By: **Delegates Lehman, Pena-Melnyk, Ruth, Stewart, and Terrasa**

Requested: October 1, 2025

Introduced and read first time: January 14, 2026

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Residential Rental Apartments – Air-Conditioning Requirement**

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

6 BY adding to

7 Article – Real Property

8 Section 8-122

9 Annotated Code of Maryland

10 (2023 Replacement Volume and 2025 Supplement)

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

13 **Article – Real Property**

14 **8-122.**

15 **(A) (1) THIS SECTION APPLIES ONLY TO RESIDENTIAL RENTAL UNITS IN**
16 **APARTMENT BUILDINGS WITH FOUR OR MORE INDIVIDUAL DWELLING UNITS.**

17 **(2) THIS SECTION DOES NOT APPLY TO A RESIDENTIAL RENTAL UNIT**
18 **THAT IS:**

19 **(I) LOCATED ON PROPERTY LISTED ON THE NATIONAL**
20 **REGISTER OF HISTORIC PLACES;**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



3 (III) A ROWHOUSE PUBLIC HOUSING UNIT ACQUIRED AND
4 REHABILITATED BY THE HOUSING AUTHORITY OF BALTIMORE CITY BETWEEN 1960
5 AND 1997, INCLUSIVE.

6 (B) A LANDLORD SHALL PROVIDE AIR-CONDITIONING IN EACH
7 RESIDENTIAL UNIT IN ACCORDANCE WITH SUBSECTION (C) OF THIS SECTION AS
8 FOLLOWS:

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

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

32 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect June
33 1, 2026.