

# HOUSE BILL 153

C9, N1  
HB 339/25 – ENT

(PRE-FILED)

6lr1043  
CF SB 12

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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

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## 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;**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(II) PART OF A HOUSING AUTHORITY OF BALTIMORE CITY  
DEVELOPMENT BUILT BETWEEN 1940 AND 1950, INCLUSIVE; OR

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

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

(1) BEGINNING JUNE 1, 2026, FOR NEWLY CONSTRUCTED  
RESIDENTIAL RENTAL UNITS; AND

(2) BEGINNING OCTOBER 1, 2026, FOR RESIDENTIAL RENTAL UNITS  
THAT UNDERGO RENOVATION THAT INCLUDES THE REPLACEMENT OR SUBSTANTIAL  
UPGRADE OF ELECTRICAL SYSTEMS OR HEATING SYSTEMS.

(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.

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

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