

SENATE BILL 12

C9, N1

(PRE-FILED)

6lr1257
CF HB 153

By: **Senator West**

Requested: October 20, 2025

Introduced and read first time: January 14, 2026

Assigned to: Judicial Proceedings

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 2, 2026

CHAPTER _____

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~~ 10 OR MORE INDIVIDUAL DWELLING UNITS.**

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

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 ~~(I) LOCATED~~ LOCATED ON PROPERTY LISTED ON THE
2 NATIONAL REGISTER OF HISTORIC PLACES;

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

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

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

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

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

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

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

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

30 (D) THIS SECTION SHALL PREEMPT AND SUPERSEDE A LOCAL LAW,
31 ORDINANCE, POLICY, OR REGULATION ENACTED BY A POLITICAL SUBDIVISION OR
32 AGENCY THAT IMPOSES AIR-CONDITIONING REQUIREMENTS INCONSISTENT WITH
33 THIS SECTION.

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

5 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect June
6 1, 2026.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.