



Bill: **SB12 - Real Property - Residential Rental Apartments - Air-Conditioning Requirements**

Committee: **Economic Matters**

Date: **April 2, 2026**

Position: **Favorable**

The Apartment and Office Building Association (AOBA) of Metropolitan Washington is a non-profit trade association representing the owners and managers of more than 23 million square feet of commercial office space and 167,000 apartment rental units in Montgomery and Prince George's counties. AOBA submits the following testimony on Senate Bill 12.

SB12 requires apartment building owners to provide air conditioning for new units and units undergoing HVAC system upgrades by June 1, 2026, and October 1, 2026, respectively. Both [Montgomery](#) and [Prince George Counties](#) have enacted legislation that requires units to have a temperature maximum of no more than 80°F.

While the association represents buildings within Montgomery and Prince George County, many of our members operate statewide. Standardizing this language from two jurisdictions that represent thousands of dwelling units will ease the burden of compliance.

That is why we are asking the committee to keep language that would restrict counties from creating their own standards. A statewide regulation is key to ensuring housing providers can follow regulations across all 24 jurisdictions instead of having to comply with potentially 24 different requirements.

Please contact Hugo Cantu at hcantu@aoba-metro.org with any questions or concerns.