

**MMHA - 2026 - SB 621 - Valet Trash.pdf**

Uploaded by: Aaron Greenfield

Position: FAV



**Bill Title:** Senate Bill 621, Public Safety - State Fire Prevention Code - Trash and Recyclable Materials

**Committee:** Senate Education, Energy, and the Environment

**Date:** February 17, 2026

**Position:** Favorable

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry.

Senate Bill 621 incorporates sections 30.7.5 and 31.7.5 of the National Fire Prevention Association (NFPA) Life Safety Code (2024 Edition) into the State Fire Prevention Code. This legislation will enable the placement of trash and recycling materials in corridors and exits in accordance with the NFPA Life Safety Code, allowing for the implementation of valet trash services in multi-family housing communities.

MMHA strongly supports this bill because it will have a positive impact on the operational efficiency, resident satisfaction, property cleanliness, and financial performance of our member properties. By permitting valet trash services, property owners and managers can shift waste collection responsibilities from their staff to trained service personnel, reducing the burden on onsite teams and allowing them to focus on leasing, resident services, and maintenance priorities.

Valet trash services also provide numerous benefits to residents, including increased convenience, improved overall experience, and enhanced satisfaction. This amenity can be a differentiator for properties, attracting and retaining residents who value the simplicity and ease of doorstep collection. Furthermore, structured collection windows and centralized waste handling help prevent trash from accumulating in common areas, promoting compliance with disposal rules and maintaining community standards and appearance.

In addition to these operational and resident-focused benefits, valet trash services can provide measurable return on investment for property owners and managers. By supporting rent premiums or amenity fees, reducing maintenance and cleanup costs associated with improper trash disposal, and helping protect property value, these services can contribute to the financial performance of a property.

Finally, professional collection reduces risks tied to waste handling, including safety hazards, sanitation issues, and resident complaints. Standardized procedures and trained



personnel can help ensure waste is properly transferred to designated disposal areas, reducing liability exposure for property owners and managers.

Senate Bill 621 will enable the implementation of valet trash services in multi-family housing communities, promoting operational efficiency, resident satisfaction, property cleanliness, and financial performance.

For these reasons, we respectfully request a favorable report on Senate Bill 621.

**Aaron J. Greenfield, MMHA Director of Government Affairs, 410.446.1992**

**AOBA SB621 FAV.pdf**

Uploaded by: Brian Anleu

Position: FAV



**Bill:** **SB 621 - Public Safety - State Fire Prevention Code - Trash and Recyclable Materials**

**Committee:** **Education, Energy, and the Environment**

**Date:** **February 17, 2026**

**Position:** **Favorable**

The Apartment and Office Building Association (AOBA) of Metropolitan Washington is a nonprofit 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 in support of Senate Bill 621

SB 621 incorporates Sections 30.7.5 and 31.7.5 of the National Fire Protection Association (NFPA) Life Safety Code (2024 Edition) into Maryland's State Fire Prevention Code. NFPA develops its codes through a rigorous, ANSI-accredited consensus process that includes fire officials, engineers, building owners, insurers, and public safety experts. All proposed changes are publicly vetted, debated, and subject to formal appeals before final adoption, ensuring transparency, technical integrity, and balanced stakeholder input.

SB 621 does not diminish fire safety protections, but instead modernizes the code to reflect established best practices that are already in effect in other jurisdictions. By incorporating the relevant provisions of the NFPA Life Safety Code, this legislation will allow for the placement of trash and recyclable materials in corridors and exits in accordance with nationally recognized fire safety standards, enabling the continued use of valet trash services in multifamily communities.

AOBA strongly supports this legislation because it aligns Maryland's fire code with national standards while supporting modern residential operations in a safe and structured manner. Valet trash service is already a meaningful amenity to multifamily residents in Montgomery and Prince George's Counties with approximately 4,800 and 7,200 units utilizing this service in each county, respectively. SB 621 provides important statutory clarity to ensure these services can operate in compliance with nationally recognized safety protocols.

From an operational standpoint, valet trash services improve efficiency by shifting waste collection responsibilities from tenants and onsite property management staff to trained third-party personnel operating within defined collection windows. This allows management teams to focus on core responsibilities such as maintenance, leasing, compliance, and resident services, while ensuring waste is handled in an orderly and timely fashion.



For residents, valet trash service offers convenience and improved quality of life. Structured collection times and standardized procedures reduce the likelihood of trash accumulation in common areas and encourage consistent compliance with disposal policies. This is particularly important for high-rise buildings with trash chutes that are often out of service due to clogs or damage.

Additionally, valet trash service supports the financial sustainability of rental housing communities by offsetting operational costs; reducing maintenance and cleanup expenses associated with improper disposal; and supporting long-term asset preservation. This flexibility is essential to maintaining quality housing stock in a challenging operating environment marked by rising costs and regulatory pressures.

For these reasons, AOBA respectfully requests a favorable report on Senate Bill 621. For more information, please contact Brian Anleu at [banleu@aoba-metro.org](mailto:banleu@aoba-metro.org).

# **SB0621\_FAV\_Valet Living\_Public Safety - State Fire**

Uploaded by: Danna Kauffman

Position: FAV



Senate Education, Energy, and the Environment Committee  
February 17, 2026

Senate Bill 621 – *Public Safety – State Fire Prevention Code – Trash and Recyclable Materials*  
**POSITION: SUPPORT**

On behalf of our client, Valet Living, we support *Senate Bill 621: Public Safety – State Fire Prevention Code – Trash and Recyclable Materials*. Valet Living provides valet trash collection services to approximately 122 buildings (33,895 units) throughout Maryland. Senate Bill 621 addresses valet trash collection services, which are used in apartments and other multi-family buildings where residents place trash and recyclable materials outside their units at designated times for pickup and removal from the building by a service provider. The most recent edition of the National Fire Protection Association 101 Life Safety Code (2024) includes provisions that regulate, not prohibit, this service to ensure that it is conducted safely (Subsections 30.7.5 and 31.7.5). Therefore, Senate Bill 621 simply aligns Maryland’s Fire Prevention Code with the National Fire Protection Association 101 Life Safety Code (2024 Edition) (NFPA 101).

Senate Bill 621 is necessary to reverse the State Fire Prevention Commission's (Commission) actions last summer, which would effectively eliminate valet trash services in Maryland. On June 23, 2025, the Commission adopted final regulations incorporating by reference the 2024 edition of NFPA 101. In so doing, however, the Commission made several amendments, including deleting Subsections 30.7.5 and 31.7.5 in their entirety and adding language that prohibits trash or recyclable materials awaiting scheduled collection from being placed in exits, exit access corridors, or on egress balconies.

Prior to the 2024 Edition, the NFPA 101 did not address valet trash collection services. It is important to note that the NFPA did not eliminate the service; instead, given its popularity among residents and property managers, the NFPA set requirements to ensure it is provided safely. The NFPA 101 (2024 Edition) specifies approved container types, maximum storage amounts, placement restrictions to keep hallways, balconies, and stairways clear, and time limits for how long trash and recyclable materials must remain before pickup. Typically, service providers provide this service five nights a week; therefore, clearing materials happens almost daily. The NFPA 101 (2024 edition) also requires containers to be constructed of fire-resistant materials and positioned so as not to obstruct egress or fire protection systems.

Without this collection, residents often leave trash and recyclables outside their units or in a designated room in the building for extended periods. Valet trash collection enhances public safety by keeping hallways, stairwells, and balconies clear of combustible materials, reducing the risk of ignition and fire spread. Using fire-resistant containers and limiting how long trash can accumulate ensures safe evacuation routes and easier access for emergency responders. In addition, ensuring the timely removal of household trash in approved containers promotes cleaner common areas, reduces exposure to pests and odors, supports recycling and waste management initiatives,

and enables property managers to operate more effectively while maintaining public health and safety.

The Commission's action to prohibit this service makes Maryland an outlier. The NFPA gave careful consideration in adopting these standards, and, to the best of our knowledge, there has been no triggering event in Maryland to support their deletion. Therefore, we respectfully request a favorable vote on Senate Bill 621.

**For more information:**

Danna L. Kauffman

J. Steven Wise

Andrew G. Vetter

Christine K. Krone

410-244-7000

On Behalf of Valet Living

# **Senate Bill 621 (2026) PFFMD Testimony - J. Buddle**

Uploaded by: Jeffrey Buddle

Position: FAV



## **Written Testimony in Support of SB621**

### **Public Safety – State Fire Prevention Code – Trash and Recyclable Materials**

#### **Position: Favorable**

The Professional Fire Fighters of Maryland (PFFMD) supports Senate Bill 621. Senate Bill 621 simply aligns Maryland’s Fire Prevention Code with the standards adopted by the National Fire Protection Association (NFPA) 101 Life Safety Code regarding valet trash collection services. When adopting standards, the NFPA undertakes a rigorous review process. All NFPA standards are revised and updated every three to five years through a public schedule that includes final dates for each stage of the standards development process. A standard’s cycle takes approximately two years to complete.

In adopting the 2024 Edition, the NFPA examined valet trash collection services and, for the first time, adopted standards around the service, which included requirements on container type, container size specifics, placement, and time limits for trash and recycling pickup.

However, when the State Fire Prevention Commission adopted the NFPA 101 Life Safety Code, it deleted provisions on valet trash collection and added prohibiting language. Given the work of the NFPA on this issue, the PFFMD supports the work of the NFPA Bill and supports Senate Bill 621 to return Maryland to the national standards. We respectfully request a favorable vote on Senate Bill 621.

Submitted respectfully,

Jeffrey Buddle, President  
Professional Fire Fighters of Maryland  
International Association of Fire Fighters, Local A-19, AFL-CIO

*The membership of the Professional Fire Fighters of Maryland includes 23 IAFF local affiliates from the following jurisdictions:*

*Federal: National Capital Federal Fire Fighters*

*State: Baltimore / Washington International Airport*

*Local: Annapolis City, Allegany County, Anne Arundel County, Baltimore City (2 affiliates), Baltimore County, Carroll County, Cecil County, Charles County, Cumberland City, Frederick County, Garrett County, Hagerstown, Howard County, Montgomery County, Ocean City, Prince Georges County, Queen Annes County, Salisbury, Talbot County, Worchester County*

# **Testimony in support of SB0621 - State Fire Preven**

Uploaded by: Richard KAP Kaplowitz

Position: FAV

02/17/2026

Richard Keith Kaplowitz  
Frederick, MD 21703

**TESTIMONY ON SB#/0621- POSITION: FAVORABLE**

**Public Safety - State Fire Prevention Code - Trash and Recyclable Materials**

**TO:** Chair Feldman, Vice Chair Kagan, and members of the Education, Energy and the Environment Committee

**FROM:** Richard Keith Kaplowitz

My name is Richard Keith Kaplowitz. I am a resident of District 3, Frederick County. I am submitting this testimony in support of SB#/0621, **Public Safety - State Fire Prevention Code - Trash and Recyclable Materials**

This bill is personal to me; my daughter-in-law is a Captain in the Montgomery County Fire Department. This is a bill to have Maryland adopt national standards governing placement of trash and recycling in specific locations that support protection of life and safety.

The bill requires the State Fire Prevention Commission to adopt regulations that incorporate by reference sections 30.7.5 and 31.7.5 of the National Fire Prevention Association (NFPA) Life Safety Code (2024 Edition) and authorize the placement of trash and recycling in corridors and exits in accordance with the NFPA Life Safety Code.

To protect our first responders Maryland should use the most up-to-date life safety codes.

**I respectfully urge this committee to return a favorable report on SB#/0621.**