



**Bill:** **HB 848 - Public Safety - State Fire Prevention Code - Trash and Recyclable Materials**

**Committee:** **Environment and Transportation**

**Date:** **February 25, 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 House Bill 848.

HB 848 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.

HB 848 does not diminish fire safety protections; rather, it 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, thereby 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 4,873 and 7,263 units utilizing this service in each county, respectively. HB 848 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 House Bill 848. For more information, please contact Brian Anleu at [banleu@aoba-metro.org](mailto:banleu@aoba-metro.org).