



Bill Title: House Bill 848, Public Safety - State Fire Prevention Code - Trash and Recyclable Materials

Committee: House Environment & Transportation Committee

Date: February 25, 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.

House Bill 848 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.

House Bill 848 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 House Bill 848.

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