



House Environment and Transportation Committee
February 25, 2026

House Bill 848 – *Public Safety – State Fire Prevention Code – Trash and Recyclable Materials*
POSITION: SUPPORT

On behalf of our client, Valet Living, we support *House Bill 848: 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. House Bill 848 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, House Bill 848 simply aligns Maryland’s Fire Prevention Code with the National Fire Protection Association 101 Life Safety Code (2024 Edition) (NFPA 101).

House Bill 848 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 House Bill 848.

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On Behalf of Valet Living