

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 17

Bill No. 79-25

Introduced by Ms. Hummer, Chair
(by request of the County Executive)

and by Ms. Hummer and Ms. Pickard

By the County Council, September 15, 2025

Introduced and first read on September 15, 2025
Public Hearing set for and held on October 20, 2025
Public Hearing on AMENDED bill set for and held on November 3, 2025
Bill Expires December 19, 2025

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Construction and Property Maintenance Codes – Civil
2 Fines – International Property Maintenance Codes – Codes and Supplement – Air
3 Conditioning in Multiple Dwellings
4

5 FOR the purpose of modifying the method of imposition of certain civil fines for violations
6 of the Property Maintenance Code for multiple dwellings; requiring multiple dwelling
7 owners that provide air conditioning systems to tenants to keep the same in good
8 working order and capable of meeting certain temperature levels; requiring owners of
9 multiple dwellings to provide certain alternative cooling relief to tenants when air
10 conditioning systems are in disrepair; allowing the County to bill property owners for
11 providing alternative cooling systems to tenants if the owner fails to; and generally
12 relating to the construction and property maintenance codes.
13

14 BY repealing and reenacting, with amendments: § 15-5-102(j)
15 Anne Arundel County Code (2005, as amended)
16

17 BY renumbering: International Property Maintenance Code Amendments, Items 71 and
18 72, respectively, to be Items 72 and 73, respectively

EXPLANATION: CAPITALS indicate new matter added to existing law.
[[Brackets]] indicate matter deleted from existing law.
Captions and taglines in **bold** in this bill are catchwords and are not law.
Asterisks *** indicate existing Code provisions in a list or chart that remain unchanged.
Underlining indicates matter added to bill by amendment.
~~Strikeover~~ indicates matter removed from bill by amendment.

Anne Arundel County Construction and Property Maintenance Codes Supplement,
October 1, 2005 (as amended)

BY adding: International Property Maintenance Code Amendments, Item (71)
Anne Arundel County Construction and Property Maintenance Codes Supplement,
October 1, 2005 (as amended)

SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
That Section(s) of the Anne Arundel County Code (2005, as amended) read as follows:

ARTICLE 15. CONSTRUCTION AND PROPERTY MAINTENANCE CODES

TITLE 5. ENFORCEMENT

15-5-102. Civil fines.

(j) **Property Maintenance Code.** It is a Class D civil offense to violate any provision of the Property Maintenance Code, punishable by a civil fine as provided by § 9-2-101 of this Code, except that the failure to comply with a notice and order is a civil offense punishable by a civil fine of \$25 per day. FOR A MULTIPLE DWELLING, A CIVIL FINE MAY BE IMPOSED FOR EACH DWELLING UNIT FOR EACH VIOLATION FOR EACH DAY A VIOLATION EXISTS.

SECTION 2. *And be it further enacted,* That International Property Maintenance Code Amendments, Items 71 and 72, respectively, of the Anne Arundel County Construction and Property Maintenance Codes Supplement, October 1, 2005 (as amended), are hereby renumbered to be Items 72 and 73, respectively.

SECTION 3. *And be it further enacted,* That the Anne Arundel County Construction and Property Maintenance Codes Supplement, October 1, 2005 (as amended) read as follows:

ANNE ARUNDEL COUNTY CONSTRUCTION AND PROPERTY MAINTENANCE CODES SUPPLEMENT October 1, 2005

INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDMENTS

The provisions of the 2003 International Property Maintenance Code are amended, deleted, or corrected as follows and the following provisions shall supersede the part of the text of the 2003 International Property Maintenance Code as indicated:

(71) AFTER SECTION 607.1, INSERT:

“SECTION 608 COOLING SYSTEMS

608.1. Air conditioning. IF THE OWNER OF A MULTIPLE DWELLING SUPPLIES AIR CONDITIONING UNITS OR A CENTRAL AIR CONDITIONING SYSTEM FOR RENTAL DWELLING UNITS, THE AIR CONDITIONING UNITS OR SYSTEM SHALL BE KEPT IN GOOD WORKING

1 CONDITION IN ALL OCCUPIED DWELLING UNITS, BE AVAILABLE BETWEEN JUNE 1 AND
2 SEPTEMBER 30 OF EACH YEAR, AND BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE
3 OF THE GREATER OF 78°F (25.5°C) OR AT LEAST 15°F LESS THAN THE OUTSIDE
4 TEMPERATURE.

5
6 **608.2 Room temperature measurement.** THE REQUIRED ROOM TEMPERATURES
7 SHALL BE MEASURED 3 FEET (914MM) ABOVE THE FLOOR NEAR THE CENTER OF THE ROOM
8 AND 2 FEET (610 MM) INWARD FROM THE CENTER OF EACH EXTERIOR WALL.

9
10 **608.3 Alternative cooling relief.** THE OWNER OF A MULTIPLE DWELLING IN VIOLATION
11 OF SECTION 608.1 SHALL PROVIDE ALTERNATIVE COOLING RELIEF TO TENANTS ~~BY THE~~
12 ~~METHODS ORDERED BY THE DEPARTMENT. IF THE DEPARTMENT DETERMINES THAT THE~~
13 ~~OWNER OF A MULTIPLE DWELLING HAS NOT MADE BEST EFFORTS TO PROVIDE~~
14 ~~ALTERNATIVE COOLING RELIEF, THE DEPARTMENT MAY ORDER THE OWNER TO PROVIDE~~
15 ~~ALTERNATIVE COOLING RELIEF.~~ THE DEPARTMENT SHALL HAVE THE SOLE DISCRETION
16 TO ORDER ONE OR MORE METHODS OF ALTERNATIVE COOLING RELIEF DEEMED
17 NECESSARY FOR THE SPECIFIC CONDITIONS, WHICH MAY INCLUDE PROVIDING: FANS,
18 PORTABLE AIR CONDITIONING UNITS, COOLING CENTERS OR LOCATIONS, WATER,
19 TEMPORARY ALTERNATIVE LIVING ARRANGEMENTS, OR OTHER RELIEF AS NECESSARY.

20
21 **608.3.1 Failure to comply.** IF THE OWNER FAILS TO COMPLY WITH A DIRECTIVE OF
22 THE DEPARTMENT AND THE COUNTY PROVIDES ALTERNATIVE COOLING RELIEF FOR
23 TENANTS, THE COUNTY MAY INVOICE THE OWNER OF THE RENTAL PROPERTY FOR ALL
24 COSTS INCURRED BY THE COUNTY IN CONNECTION WITH PROVIDING ALTERNATIVE
25 COOLING RELIEF, INCLUDING OVERHEAD AND ADMINISTRATIVE COSTS. THE OWNER OF
26 THE MULTIPLE DWELLING SHALL PAY THE INVOICE WITHIN 30 DAYS OF THE DATE OF THE
27 INVOICE, AND ANY AMOUNT UNPAID 30 DAYS AFTER THE DATE OF THE INVOICE SHALL BE
28 COLLECTED AS PROVIDED IN § 1-8-101 OF THE COUNTY CODE.”.

29
30 SECTION 4. *And be it further enacted,* That this Ordinance shall take effect 45 days
31 from the date it becomes law.

AMENDMENTS ADOPTED: October 20, 2025

READ AND PASSED this 3rd day of November, 2025

By Order:



Kaley Schultze
Administrative Officer

PRESENTED to the County Executive for his approval this 4th day of November, 2025



Kaley Schultze
Administrative Officer

Bill No. 79-25

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APPROVED AND ENACTED this 13th day of November, 2025

A handwritten signature in blue ink, appearing to read "Stuart Pittman", with a long horizontal flourish extending to the right.

Steuart Pittman
County Executive

EFFECTIVE DATE: December 28, 2025

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 79-25 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.

A handwritten signature in black ink, appearing to read 'K. Schultze', with a long horizontal line extending to the right.

Kaley Schultze
Administrative Officer