

# HOUSE BILL 153

C9, N1  
HB 339/25 – ENT

(PRE–FILED)

6lr1043  
CF SB 12

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By: **Delegates Lehman, Pena–Melnyk, Ruth, Stewart, and Terrasa**

Requested: October 1, 2025

Introduced and read first time: January 14, 2026

Assigned to: Economic Matters

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## A BILL ENTITLED

1 AN ACT concerning

2                   **Residential Rental Apartments – Air–Conditioning Requirement**

3 FOR the purpose of requiring a landlord to provide air–conditioning to certain residential  
4                   rental units in a certain manner; and generally relating to air–conditioning  
5                   requirements for residential rental units.

6 BY adding to

7                   Article – Real Property

8                   Section 8–122

9                   Annotated Code of Maryland

10                  (2023 Replacement Volume and 2025 Supplement)

11                  SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
12 That the Laws of Maryland read as follows:

13                   **Article – Real Property**

14                  **8–122.**

15                  **(A) (1) THIS SECTION APPLIES ONLY TO RESIDENTIAL RENTAL UNITS IN**  
16 **APARTMENT BUILDINGS WITH FOUR OR MORE INDIVIDUAL DWELLING UNITS.**

17                  **(2) THIS SECTION DOES NOT APPLY TO A RESIDENTIAL RENTAL UNIT**  
18 **THAT IS:**

19                  **(I) LOCATED ON PROPERTY LISTED ON THE NATIONAL**  
20 **REGISTER OF HISTORIC PLACES;**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



6           **(B) A LANDLORD SHALL PROVIDE AIR-CONDITIONING IN EACH**  
7 **RESIDENTIAL UNIT IN ACCORDANCE WITH SUBSECTION (C) OF THIS SECTION AS**  
8 **FOLLOWS:**

9                           (1) BEGINNING JUNE 1, 2026, FOR NEWLY CONSTRUCTED  
10 RESIDENTIAL RENTAL UNITS; AND

14 (C) EXCEPT AS OTHERWISE NECESSARY FOR PURPOSES OF REASONABLE  
15 MAINTENANCE AND REPAIR, EACH YEAR FROM JUNE 1 TO SEPTEMBER 30, BOTH  
16 INCLUSIVE, A LANDLORD SHALL PROVIDE AIR-CONDITIONING IN EACH  
17 RESIDENTIAL UNIT AS FOLLOWS:

18                   (1) FOR AN AIR-CONDITIONING SYSTEM THAT IS NOT UNDER THE  
19 CONTROL OF THE TENANT, THE LANDLORD SHALL MAINTAIN THE TEMPERATURE IN  
20 THE UNIT AT NOT GREATER THAN 80 DEGREES FAHRENHEIT AT 3 FEET ABOVE THE  
21 FLOOR LEVEL IN EACH HABITABLE SPACE IN THE UNIT; AND

22                   (2) FOR AN AIR-CONDITIONING SYSTEM THAT IS UNDER THE  
23 CONTROL OF THE TENANT, THE LANDLORD SHALL ENSURE THAT THE  
24 AIR-CONDITIONING SYSTEM IS IN GOOD WORKING ORDER AND IS CAPABLE OF  
25 MAINTAINING THE TEMPERATURE IN THE UNIT AT NOT GREATER THAN 80 DEGREES  
26 FAHRENHEIT AT 3 FEET ABOVE THE FLOOR LEVEL IN EACH HABITABLE SPACE IN  
27 THE UNIT.

28 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to  
29 apply only prospectively and may not be applied or interpreted to have any effect on or  
30 application to any building construction or renovation for which the building permit is  
31 issued before the effective date of this Act.

32 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect June  
33 1, 2026.