

HOUSE BILL 303

L2

3lr0575
CF 3lr0613

By: **Delegate Wells**

Introduced and read first time: January 25, 2023

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Baltimore City – Air Conditioning in Residential Rental Units**

3 FOR the purpose of requiring landlords of residential rental units in Baltimore City to
4 provide air conditioning at a certain level for properties with residents of certain
5 ages; and generally relating to air conditioning requirements for residential rental
6 units in Baltimore City.

7 BY adding to

8 The Public Local Laws of Baltimore City

9 Section 9–8A

10 Article 4 – Public Local Laws of Maryland

11 (1979 Edition and 1997 Supplement and 2000 Supplement, as amended)

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

14 **Article 4 – Baltimore City**

15 **9–8A.**

16 **(A) THIS SECTION APPLIES ONLY TO RESIDENTIAL RENTAL UNITS WHERE**
17 **AT LEAST ONE RESIDENT IS:**

18 **(1) 3 YEARS OF AGE OR YOUNGER; OR**

19 **(2) 65 YEARS OF AGE OR OLDER.**

20 **(B) BETWEEN JUNE 1 AND SEPTEMBER 31 EACH YEAR, EACH LANDLORD**
21 **SHALL PROVIDE AIR CONDITIONING IN EACH RESIDENTIAL UNIT AS FOLLOWS:**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(1) IF THE COOLING SYSTEM IN THE UNIT IS NOT UNDER THE**
2 **TENANT’S CONTROL, THE LANDLORD SHALL MAINTAIN THE TEMPERATURE IN THE**
3 **UNIT AT NO GREATER THAN 80 DEGREES FAHRENHEIT AT 3 FEET ABOVE THE FLOOR**
4 **LEVEL IN EACH HABITABLE SPACE IN THE UNIT; AND**

5 **(2) IF THE COOLING SYSTEM IN THE UNIT IS UNDER THE TENANT’S**
6 **CONTROL, THE LANDLORD SHALL PROVIDE AND MAINTAIN IN GOOD WORKING**
7 **ORDER AN AIR CONDITIONING SYSTEM IN THE UNIT THAT IS CAPABLE OF**
8 **MAINTAINING THE TEMPERATURE IN THE UNIT AT NO GREATER THAN 80 DEGREES**
9 **FAHRENHEIT AT 3 FEET ABOVE THE FLOOR LEVEL IN EACH HABITABLE SPACE.**

10 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
11 October 1, 2023.