



Senate Bill 12

Residential Rental Apartments - Air-Conditioning Requirement

MACo Position: **SUPPORT**
WITH AMENDMENTS

To: Economic Matters Committee

Date: April 2, 2026

From: Dominic J. Butchko

The Maryland Association of Counties (MACo) **SUPPORTS SB 12 WITH AMENDMENTS**. This bill establishes state minimum air conditioning requirements for apartment buildings of 10 units or greater.

In both 2024 and 2026, affirmatively furthering affordable housing was adopted as a top county priority and MACo initiative. Housing challenges are not confined to a single policy lane—they reflect a complex set of interrelated issues spanning equity, ownership models, land use, infrastructure capacity, and financing tools. Because of this complexity, counties support a broad range of “all-of-the-above” solutions across multiple portfolios of local government to expand Maryland’s housing supply and improve affordability.

While not the primary focus of SB 12, counties are concerned with the language on page 2, lines 30–33, which would preempt counties from establishing air conditioning standards that are more stringent than the state minimum. Counties appreciate the sponsor’s constructive engagement and recognize the bill’s intent to establish baseline standards addressing a serious quality-of-life issue for residents. To clarify that intent—and to preserve standards already in place in some jurisdictions—counties offer a friendly amendment, included on the next page.

Counties thank the sponsor for their partnership in addressing local concerns and remain committed to an all-of-the-above approach to expanding affordable housing opportunities statewide. Accordingly, MACo urges the Committee to issue a **FAVORABLE WITH AMENDMENTS** report for **SB 12** (*amendment language included on the following page*).

MACo Proposed Amendments to SB 12

On page 2, strike lines 30 through 33 and substitute:

“ (D) THIS SECTION DOES NOT PRECLUDE A POLITICAL SUBDIVISION FROM ENACTING AND ENFORCING AIR-CONDITIONING REQUIREMENTS FOR RESIDENTIAL RENTAL UNITS THAT ARE MORE STRINGENT THAN THE REQUIREMENTS OF THIS SECTION.”