

**ANNE ARUNDEL COUNTY, MARYLAND  
OFFICE OF THE BUDGET**

**BILL NUMBER: 79-25**

**INTRO. DATE: Sept. 15, 2025**

**FISCAL NOTE**

**BILL: CONSTRUCTION AND PROPERTY MAINTENANCE CODES – CIVIL FINES – INTERNATIONAL PROPERTY MAINTENANCE CODES – CODES AND SUPPLEMENT – AIR CONDITIONING IN MULTIPLE DWELLINGS**

**SUMMARY OF LEGISLATION**

This bill changes the County's Construction and Property Maintenance Codes, specifically regarding air conditioning in multiple dwellings.

Civil Fines for Multiple Dwellings: It modifies the method of imposing civil fines for Property Maintenance Code violations in buildings with multiple dwellings. Under the bill, a fine can be imposed for each dwelling unit for each violation for each day a violation exists.

Air Conditioning Requirements: The bill establishes specific performance requirements for cooling in multi-dwelling buildings.

Alternative Cooling Relief: If an air conditioning system is in disrepair and violates the new requirements, the owner must provide alternative cooling relief to tenants as ordered by the Health Department.

County Billing for Non-Compliance: If the owner fails to provide alternative cooling relief as directed, the County can provide it and then invoice the owner for all incurred costs, including overhead and administrative costs. Unpaid invoices after 30 days will be collected through the property tax billing system, as provided in §1-8-101 of the County Code.

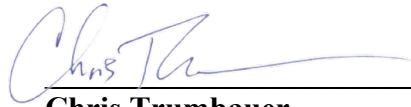
**FISCAL IMPACT**

Revenues: To the extent the Department of Health imposes fines for violations of the requirements of this bill County revenue from fines will increase. The amount of the increase cannot be reliably estimated, but is not expected to be significant from a budgeting perspective.

Operating Budget: The Department of Health anticipates that it can manage enforcement of these requirements, on a complaint basis, with their existing resources.

To the extent the County is compelled to provide alternative cooling relief in cases for owners' failure to comply, the expenses, including overhead and administrative costs, will be offset by the

cost recovery process provided in the bill. Such actions are expected to be infrequent and the amount of these expenses cannot be reliably estimated.



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**Chris Trumbauer**  
**Budget Officer**

9/8/2025

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**Date**

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cc: Billie Penley, Controller