



ANNE ARUNDEL COUNTY GOVERNMENT RELATIONS OFFICE

Legislative and Fiscal Summary of Administration Legislation

To: Members, Anne Arundel County Council

From: Ethan Hunt, Director of Government Affairs /s/

Date: September 15, 2025

Subject: Bill No. 79 -25 – Construction and Property Maintenance Codes – Civil
Fines – International Property Maintenance Codes – Codes and
Supplement – Air Conditioning in Multiple Dwellings

This summary was prepared by the Anne Arundel County Government Relations Office for use by members of the Anne Arundel County Council during consideration of Bill No. 79-25.

Summary

This Bill, requested by the Administration, updates the property maintenance code to require owners of multiple dwelling residential properties who provide air conditioning to tenants to maintain air conditioning units or central air conditions to certain standards, requires that alternative cooling be provided when directed by the Department of Health, allows for the Department to provide alternative cooling when owners fail to do so, and assess incurred costs and fines to property owners. This Bill came about as the result of multiple complaints to the County over the past two summers when air conditioning in large residential buildings failed, endangering the health and safety of residents.

There currently are no provisions in the Anne Arundel County Code providing any standards for air conditioning in multiple dwelling residential properties. This Bill requires that if the owner of a multiple dwelling supplies air conditioning units or a central air conditioning system for rental dwelling units, they must be kept in good working condition in all occupied dwelling units. It also requires that they be available between June 1 and September 30 of each year, and be capable of maintaining a room temperature of the greater of 78°F (25.5°C) or at least 15°F less than the outside temperature. The Bill provides that such temperature measurements be measured 3 feet (914mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall. In the event that an owner violates this requirement, the Health Department may order one or more methods of alternative cooling relief that it determines necessary for the specific conditions. These alternative methods may include

Note: This Legislative and Fiscal Summary provides a synopsis of the legislation as introduced. It does not address subsequent amendments to the legislation.

providing fans, portable air conditioning units, cooling centers or locations, water, temporary alternative living arrangements, or other relief. If the owner fails to comply with a directive of the Health Department and the County provides alternative cooling relief for tenants, it may invoice the owner of the rental property for all costs the County incurs in connection with providing relief, including overhead and administrative costs. The Bill requires that the owner of the multiple dwelling shall pay the invoice within 30 days of the date of the invoice. Finally, under current law, a violation of the Property Maintenance Code is a Class D civil offense, punishable by a fine of \$25 per day for each day the violation exists. The Bill provides that for a multiple dwelling, the fine may be imposed for each dwelling unit for each violation for each day a violation exists.

Purpose

The purpose of this Bill is to update the property maintenance code to require owners of multiple dwelling residential properties who provide air conditioning to tenants to maintain air conditioning units or central air conditions to certain standards, require that alternative cooling be provided when directed by the Department of Health, allow for the Department to provide alternative cooling when owners fail to do so, and assess incurred costs and fines to property owners.

Fiscal Impact

Please see the Fiscal Note the Budget Office has prepared for an explanation of the fiscal impact of this Bill.

Additional Information

The Government Relations Office is available to answer any additional questions regarding this Bill. Specific questions should be directed to Kelly Kenney, Office of Law, or Don Curtian, Health Department. Thank you.

cc: Honorable Steuart Pittman, County Executive
Christine Anderson, Chief Administrative Officer
Jenny Proebstle, Chief of Staff
Gregory Swain, County Attorney
Chris Trumbauer, Budget Officer
Dr. Tonii Gedin, Health Officer