

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 17

Bill No. 79-25

Introduced by Ms. Hummer, Chair
(by request of the County Executive)

By the County Council, September 15, 2025

Introduced and first read on September 15, 2025
Public Hearing set for October 20, 2025
Bill Expires December 19, 2025

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Construction and Property Maintenance Codes – Civil
2 Fines – International Property Maintenance Codes – Codes and Supplement – Air
3 Conditioning in Multiple Dwellings

4
5 FOR the purpose of modifying the method of imposition of certain civil fines for violations
6 of the Property Maintenance Code for multiple dwellings; requiring multiple dwelling
7 owners that provide air conditioning systems to tenants to keep the same in good
8 working order and capable of meeting certain temperature levels; requiring owners of
9 multiple dwellings to provide certain alternative cooling relief to tenants when air
10 conditioning systems are in disrepair; allowing the County to bill property owners for
11 providing alternative cooling systems to tenants if the owner fails to; and generally
12 relating to the construction and property maintenance codes.

13
14 BY repealing and reenacting, with amendments: § 15-5-102(j)
15 Anne Arundel County Code (2005, as amended)

16
17 BY renumbering: International Property Maintenance Code Amendments, Items 71 and
18 72, respectively, to be Items 72 and 73, respectively.
19 Anne Arundel County Construction and Property Maintenance Codes Supplement,
20 October 1, 2005 (as amended)

21
22 BY adding: International Property Maintenance Code Amendments, Item (71)
23 Anne Arundel County Construction and Property Maintenance Codes Supplement,
24 October 1, 2005 (as amended)

EXPLANATION: CAPITALS indicate new matter added to existing law.
[[Brackets]] indicate matter deleted from existing law.
Captions and taglines in **bold** in this bill are catchwords and are not law.

SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
That Section(s) of the Anne Arundel County Code (2005, as amended) read as follows:

ARTICLE 15. CONSTRUCTION AND PROPERTY MAINTENANCE CODES

TITLE 5. ENFORCEMENT

15-5-102. Civil fines.

(j) **Property Maintenance Code.** It is a Class D civil offense to violate any provision of the Property Maintenance Code, punishable by a civil fine as provided by § 9-2-101 of this Code, except that the failure to comply with a notice and order is a civil offense punishable by a civil fine of \$25 per day. FOR A MULTIPLE DWELLING, A CIVIL FINE MAY BE IMPOSED FOR EACH DWELLING UNIT FOR EACH VIOLATION FOR EACH DAY A VIOLATION EXISTS.

SECTION 2. *And be it further enacted,* That International Property Maintenance Code Amendments, Items 71 and 72, respectively, of the Anne Arundel County Construction and Property Maintenance Codes Supplement, October 1, 2005 (as amended), are hereby renumbered to be Items 72 and 73, respectively.

SECTION 3. *And be it further enacted,* That the Anne Arundel County Construction and Property Maintenance Codes Supplement, October 1, 2005 (as amended) read as follows:

**ANNE ARUNDEL COUNTY
CONSTRUCTION AND PROPERTY MAINTENANCE CODES SUPPLEMENT
October 1, 2005**

INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDMENTS

The provisions of the 2003 International Property Maintenance Code are amended, deleted, or corrected as follows and the following provisions shall supersede the part of the text of the 2003 International Property Maintenance Code as indicated:

(71) AFTER SECTION 607.1, INSERT:

**“SECTION 608
COOLING SYSTEMS**

608.1. Air conditioning. IF THE OWNER OF A MULTIPLE DWELLING SUPPLIES AIR CONDITIONING UNITS OR A CENTRAL AIR CONDITIONING SYSTEM FOR RENTAL DWELLING UNITS, THE AIR CONDITIONING UNITS OR SYSTEM SHALL BE KEPT IN GOOD WORKING CONDITION IN ALL OCCUPIED DWELLING UNITS, 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.

608.2 Room temperature measurement. THE REQUIRED ROOM TEMPERATURES SHALL 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.

1 **608.3 Alternative cooling relief.** THE OWNER OF A MULTIPLE DWELLING IN VIOLATION
2 OF SECTION 608.1 SHALL PROVIDE ALTERNATIVE COOLING RELIEF TO TENANTS BY THE
3 METHODS ORDERED BY THE DEPARTMENT. THE DEPARTMENT SHALL HAVE THE SOLE
4 DISCRETION TO ORDER ONE OR MORE METHODS OF ALTERNATIVE COOLING RELIEF
5 DEEMED NECESSARY FOR THE SPECIFIC CONDITIONS, WHICH MAY INCLUDE PROVIDING:
6 FANS, PORTABLE AIR CONDITIONING UNITS, COOLING CENTERS OR LOCATIONS, WATER,
7 TEMPORARY ALTERNATIVE LIVING ARRANGEMENTS, OR OTHER RELIEF AS NECESSARY.
8

9 **608.3.1 Failure to comply.** IF THE OWNER FAILS TO COMPLY WITH A DIRECTIVE OF
10 THE DEPARTMENT AND THE COUNTY PROVIDES ALTERNATIVE COOLING RELIEF FOR
11 TENANTS, THE COUNTY MAY INVOICE THE OWNER OF THE RENTAL PROPERTY FOR ALL
12 COSTS INCURRED BY THE COUNTY IN CONNECTION WITH PROVIDING ALTERNATIVE
13 COOLING RELIEF, INCLUDING OVERHEAD AND ADMINISTRATIVE COSTS. THE OWNER OF
14 THE MULTIPLE DWELLING SHALL PAY THE INVOICE WITHIN 30 DAYS OF THE DATE OF THE
15 INVOICE, AND ANY AMOUNT UNPAID 30 DAYS AFTER THE DATE OF THE INVOICE SHALL BE
16 COLLECTED AS PROVIDED IN § 1-8-101 OF THE COUNTY CODE.”.
17

18 SECTION 4. *And be it further enacted,* That this Ordinance shall take effect 45 days
19 from the date it becomes law.