

SENATE BILL 625

N1, O2
SB 962/12 – EHE

3lr0961

By: **Senators Ramirez, Benson, Currie, Ferguson, and Montgomery**

Introduced and read first time: February 1, 2013

Assigned to: Education, Health, and Environmental Affairs

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Dwellings Rented to Individuals at Least 55 Years Old –**
3 **Air-Conditioning Systems**

4 FOR the purpose of requiring certain residential dwelling structures that are offered
5 for rent only to individuals at least a certain age and are constructed or
6 improved in a certain manner on or after a certain date with money received
7 from the State on or after a certain date to be equipped with an air-conditioning
8 system meeting certain requirements; requiring air-conditioning systems
9 required under this Act to be in compliance with certain codes; and generally
10 relating to air-conditioning systems in residential dwelling structures rented to
11 individuals at least 55 years old.

12 BY adding to
13 Article – Real Property
14 Section 14-133
15 Annotated Code of Maryland
16 (2010 Replacement Volume and 2012 Supplement)

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

19 **Article – Real Property**

20 **14-133.**

21 **(A) THIS SECTION APPLIES TO RESIDENTIAL DWELLING STRUCTURES**
22 **THAT ARE:**

23 **(1) OFFERED FOR RENT ONLY TO OCCUPANTS AT LEAST 55 YEARS**
24 **OLD;**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(2) COMPOSED OF AT LEAST FIVE INDIVIDUAL DWELLING UNITS;**
2 **AND**

3 **(3) CONSTRUCTED OR IMPROVED WITH FUNDING WHOLLY OR**
4 **PARTLY RECEIVED FROM THE STATE, IF:**

5 **(I) THE CONTRACT FOR THE CONSTRUCTION OR**
6 **IMPROVEMENT IS ENTERED INTO ON OR AFTER OCTOBER 1, 2013;**

7 **(II) THE MONEY FROM THE STATE IS RECEIVED ON OR**
8 **AFTER OCTOBER 1, 2013; AND**

9 **(III) THE CONSTRUCTION OR IMPROVEMENT INVOLVES THE**
10 **ADDITION OR ALTERATION OF ANY HEATING, VENTILATION, OR**
11 **AIR-CONDITIONING SYSTEM.**

12 **(B) (1) A RESIDENTIAL DWELLING STRUCTURE UNDERGOING**
13 **CONSTRUCTION OR IMPROVEMENT AS DESCRIBED IN SUBSECTION (A) OF THIS**
14 **SECTION SHALL BE EQUIPPED WITH A PROPERLY FUNCTIONING**
15 **AIR-CONDITIONING SYSTEM CAPABLE OF MAINTAINING 78 DEGREES**
16 **FAHRENHEIT THROUGHOUT EACH INDIVIDUAL UNIT OF THE RESIDENTIAL**
17 **DWELLING STRUCTURE.**

18 **(2) THE AIR-CONDITIONING SYSTEM REQUIRED UNDER**
19 **PARAGRAPH (1) OF THIS SUBSECTION SHALL BE IN COMPLIANCE WITH THE**
20 **AMERICAN SOCIETY OF HEATING, REFRIGERATING, AND AIR-CONDITIONING**
21 **ENGINEERS (ASHRAE) CODE, THE NATIONAL FIRE PROTECTION**
22 **ASSOCIATION (NFPA) CODE, AND ALL STATE AND LOCAL CODES.**

23 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
24 October 1, 2013.