



Committee: PHP
Committee Review: At a future date
Staff: Christine Wellons, Chief Legislative Attorney
Purpose: To introduce agenda item – no vote expected

AGENDA ITEM #1C
February 10, 2026
Introduction

SUBJECT

Bill 9-26, Rental Housing - Maintenance Standards and Essential Services - Air-Conditioning

Lead sponsor: Councilmember Mink

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

- N/A

DESCRIPTION/ISSUE

Bill 9-26 would:

- (1) require detached single-family homes offered for rent to meet certain air-conditioning standards;
- (2) alter the times of year in which air-conditioning requirements apply; and
- (3) generally amend the law regarding housing and building maintenance and landlord-tenant affairs.

SUMMARY OF KEY DISCUSSION POINTS

- N/A

This report contains:

Staff Report
Bill 9-26

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M E M O R A N D U M

February 5, 2026

TO: County Council

FROM: Christine Wellons, Chief Legislative Attorney

SUBJECT: Bill 9-26, Rental Housing - Maintenance Standards and Essential Services - Air-Conditioning

PURPOSE: Introduction – no Council votes required

Bill 9-26, Rental Housing - Maintenance Standards and Essential Services - Air-Conditioning, is scheduled for introduction on February 10, 2026. The Lead Sponsor is Councilmember Mink. A public hearing is tentatively scheduled for March 10 at 1:30 p.m. The bill will be considered by the Planning, Housing, and Parks (PHP) Committee.

Bill 9-26 would:

- (1) require detached single-family homes offered for rent to meet certain air-conditioning standards;
- (2) alter the times of year in which air-conditioning requirements apply; and
- (3) generally amend the law regarding housing and building maintenance and landlord-tenant affairs.

BACKGROUND

In 2020, the Council enacted Bill 24-19, which required landlords to provide air-conditioning in rental units during the months of June through September. The bill exempted from the air-conditioning requirement detached single-family homes and dwellings located on sites listed in the National Register of Historic Places. See [Montgomery County Council - Legislative Information Management System – bill details](#).

BILL SPECIFICS

Bill 9-26 would amend the air-conditioning requirements enacted under Bill 24-19 in two ways. First, it would require the provision of air conditioning in certain rental properties from May

15 through September 30 each year. Currently, the requirement applies from June 1 through September 30.

Second, the bill would remove the current exemption for detached single-family homes. Landlords of single-family homes would be required to provide air-conditioning in accordance with Section 26-7 and Section 29-31 of the County Code. Dwellings located on sites listed in the National Register of Historic Places would continue to be exempt from the air-conditioning requirement.

The bill would provide for a transition period, in which landlords of detached single-family homes could seek a temporary waiver from the Director of the Department of Housing and Community Affairs. The waiver would be based upon undue hardship to the landlord on a case-by-case basis, and the waiver would be limited to a 12-month period.

This packet contains:
Bill 9-26

Circle #
1

Bill No. 9-26
Concerning: Rental Housing -
Maintenance Standards and Essential
Services - Air-Conditioning
Revised: 1/30/2026 Draft No. 1
Introduced: February 10, 2026
Expires: December 7, 2026
Enacted: _____
Executive: _____
Effective: _____
Sunset Date: None
Ch. _____, Laws of Mont. Co. _____

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Councilmember Mink

AN ACT to:

- (1) require detached single-family homes offered for rent to meet certain air-conditioning standards;
- (2) alter the times of year in which air-conditioning requirements apply; and
- (3) generally amend the law regarding housing and building maintenance and landlord-tenant affairs.

By amending

Montgomery County Code
Chapter 26, Housing and Building Maintenance Standards
Section 26-7

Chapter 29, Landlord-Tenant Affairs
Section 29-31

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

Sec. 1. Sections 26-7 and 29-31 are amended as follows:

26-7. Light, ventilation and heating, temperature control.

* * *

(f) *Temperature control – air conditioning in rental housing.*

(1) For purposes of this subsection, *rental housing* has the meaning stated in Section 29-1, except that *rental housing* does not include[:]

[(A) a detached single-family home; or]

[(B)] a dwelling unit located on a site listed in the National Register of Historic Places.

(2) Except as provided in paragraph (3), between [June 1] May 15 and September 30:

(A) Each owner of rental housing where cooling is not under the control of the tenant must maintain a temperature of no more than 80 degrees Fahrenheit (80° F.) in each habitable space at a distance of 3 feet above floor level.

(B) Each owner of rental housing where the cooling is under the control of the tenant must provide an air conditioning system capable of maintaining a temperature of no more than 80 degrees Fahrenheit (80° F.) in each habitable space at a distance of 3 feet above floor level.

(C) An owner of rental housing must provide a tenant an emergency phone number to directly contact a representative, with 24-hour access to adjust the thermostat, if the cooling system is incapable of

maintaining the temperature required under paragraph
(2)(A) and (2)(B) of this subsection.

* * *

29-31. Landlord notice requirements.

* * *

(d) *Notification of building-wide outages, maintenance, and repairs.* A landlord must provide notice to all tenants if an apartment complex has any scheduled or unscheduled building-wide outage, maintenance, repair, or disruption of essential services related to the following:

- (1) electricity;
- (2) water;
- (3) heat;
- (4) power generator; [or]
- (5) elevator; or
- (6) air-conditioning required under Section 26-7.

* * *

Sec. 2. Transition. For 12 months following the effective date of this Act, a landlord of a detached single-family home may request, and the Director may grant, delayed implementation of the requirements of this Act for the property. The Director may grant the request for delayed implementation if the Director finds that immediate compliance with the requirements of the Act would cause undue hardship to the landlord. Undue hardship means significant difficulty or expense for the landlord, which is determined by an individualized assessment of the costs of immediate compliance versus the landlord's financial resources. The period of delayed implementation for a property must not exceed 12 months.