

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2020 Legislative Session

Bill No. CB-53-2020

Chapter No. 61

Proposed and Presented by Council Members Taveras and Glaros

Introduced by Council Members Taveras, Glaros, Turner, Ivey, Streeter, Anderson-Walker
Davis, Franklin, Hawkins, Dernoga and Harrison

Date of Introduction October 20, 2020

BILL

1 AN ACT concerning

2 Landlord-Tenant Code

3 Air Conditioning

4 For the purpose of providing that the Landlord-Tenant Code require that any air conditioning
5 equipment provided by a landlord shall be properly installed, connected and maintained;
6 providing that air conditioning equipment shall be able to generate temperatures at a certain
7 level; providing for enforcement; and generally relating to air conditioning equipment provided
8 by the landlord.

9 BY repealing and reenacting with amendments:

10 SUBTITLE 13. HOUSING AND PROPERTY

11 STANDARDS.

12 Section 13-162.02

13 The Prince George's County Code

14 (2019 Edition).

15 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
16 Maryland, that Section 13-162.02 of the Prince George's County Code be and the same is hereby
17 repealed and reenacted with the following amendments:

18 **SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.**

19 **DIVISION 3. LANDLORD-TENANT REGULATIONS.**

20 **SUBDIVISION 2. LANDLORD-TENANT CODE.**

21 **Sec. 13-162.02. Equipment provided by the landlord.**

1 The owner of each dwelling or dwelling unit must assure compliance with the following
2 standards during human habitation:

3 (a) Equipment which is provided by the landlord shall be properly installed, connected,
4 and maintained, and shall be capable of adequately performing the function for which it was
5 designed.

6 (b) Air conditioning in rental housing. Except when required for reasonable maintenance
7 and repair, if the landlord supplies air conditioning units or a central air conditioning system, it
8 shall be maintained in a safe and good working condition. Safe and good working condition shall
9 mean that between June 1 and September 30:

10 (1) Each owner of rental housing where cooling is not under the control of the tenant
11 shall maintain a temperature of no more than 80 degrees Fahrenheit (80°F) in each habitable
12 space at a distance of three (3) feet above floor level, above the floor near the center of the room
13 and two (2) feet inward from the center of each exterior wall; and

14 (2) Each owner of rental housing where the cooling is under the control of the tenant
15 shall provide an air conditioning system capable of maintaining a temperature of no more than
16 80 degrees Fahrenheit (80°F).

17 (c) Enforcement – Air Conditioning in Rental Housing.
18 Tenants may bring complaints of violations of 13-162.02 (b) to the Department of Permitting,
19 Inspections, and Enforcement (DPIE). If DPIE finds that a violation has occurred, DPIE shall
20 impose a civil fine up to five hundred dollars (\$500) for each violation.

21 * * * * * * * * *

22 SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby
23 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
24 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
25 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining
26 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this
27 Act, since the same would have been enacted without the incorporation in this Act of any such
28 invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection,
29 or section.

30 SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect on forty-five (45)
31 calendar days after it becomes law.

Adopted this 17th day of November, 2020.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Todd M. Turner
Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
County Executive

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.