



# Landlord-Tenant Relations-Obligations of Landlord Air-conditioning





- [Bill 24-19](#), “Landlord-Tenant Relations-Obligations of Landlord Air- conditioning,” was signed into law on March 2, 2020, and became effective June 1, 2020
- [Executive Regulation 4-21](#) became effective on May 18, 2021, to set forth air-conditioning requirements in rental housing.
- The law requires landlords to provide and maintain air-conditioning units in good working condition in each habitable space at 3 feet above the floor from June 1 to September 30
- Air-conditioning must maintain a temperature of no more than 80 degrees.
- Air-conditioning regulations are outlined in Montgomery County Code Chapter 26: Housing and Building Standards, Section 26-7, and Chapter 29: Landlord-Tenant Relations, Section 29-30
- DHCA’s housing Code Enforcement Section is responsible for regulating and enforcing air-conditioning law

Air-conditioning **must be** provided by the landlord in these properties:

- Apartments
- Townhouses
- Condominiums

Air-conditioning is **not required** in these properties:

- Detached Single-Family Homes
- Any rental property listed on the National Register of Historic Places

Tenants can look up the historic designation of a property by visiting:

[www.nps.gov/subjects/nationalregister/index.htm](http://www.nps.gov/subjects/nationalregister/index.htm)

- Landlords must maintain the HVAC system at the property, and it must be operational by June 1<sup>st</sup>
- DHCA will issue a Notice of Violation citation for a nonworking HVAC system via a complaint-driven inspection or a routine scheduled building inspection
- Landlords must respond to Notice of Violation requires a response within 24-48 hours for A/C violations
- Landlords can seek an extension for air-conditioning repairs if requested within 5 calendar days of the Department issuing a Notice of Violation
- DHCA may grant a landlord an extension for up to six months if the repairs would cause financial hardship to the landlord

- Tenants must immediately report air-conditioning problems to their landlord
- It is recommended that tenants also send the landlord a written repair request that includes the date the request was submitted to the landlord
- Tenants should keep copies of repair requests
- If repairs are not addressed within 1 day of request, tenants should call MC 311 or 240-777-1010 for assistance
- DHC's Code Enforcement Section will issue a Notice of Violation to the landlord if repairs are not addressed, or temporary air conditioning is not provided within 24-48 hours