

Re: Bill 24-19, Landlord-Tenant Relations - Obligations of Landlord – Air-conditioning

To: Members of the Montgomery County Council:

The League of Women Voters of Montgomery County, Maryland supports Bill 24-19 to require landlords to supply and maintain air-conditioning in rental housing. Our support is based on our consensus on the necessity of adequate habitability for rental housing.

The timing for this legislation is especially important now that record warmer temperatures are occurring within our County.

For example, in 2019, there were a total of 125 days in Silver Spring with temperatures of 80 degrees or above.

While it can be argued that some of those days may have been comfortable without air-conditioning, the fact that many rental apartments do not offer cross ventilation means that they are especially vulnerable to overheated conditions.

Thank you for your consideration of our position. We would be glad to answer any questions.

Sincerely,

Diane Hibino, Co-President

Kathy McGuire, Co-President

Sally Roman, Housing Chair