



Los Angeles County Indoor Maximum Temperature Ordinance

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Overview of Today's Presentation

The new Maximum Indoor Temperature Threshold Ordinance for rental units:

- Why we need this ordinance
- How the ordinance was developed
- What the ordinance requires
- Enforcement, assistance, and support for tenants and landlords
- Passive vs. active cooling

Why the Ordinance is Necessary

- Climate change is causing increases in extreme heat.
- LA County is experiencing higher temperatures and longer heat waves, leading to health and safety risk, heat-related illness and worsening chronic illnesses.
- The ordinance will protect renters' health and safety by providing a safe indoor living temperature that can stay at or below 82° F during extreme heat.



Why Residential Heat Matters

- Health risks of heat
 - Heat-related illness (heat cramps, heat exhaustion, heat stroke)
 - Exacerbation of underlying conditions
 - Increases in emergency department visits, heat-related deaths
- Nighttime heat matters: Deaths from all causes may be up to 10% higher on hot nights compared to nights without elevated temperatures
- “Heat Dome” of 2021, Multnomah County
 - 72 heat-related deaths, 68 (94%) in their own homes
 - 42 (58%) of homes with heat-related deaths were multifamily buildings

SoCal broiling at night as heat wave offers little cool down

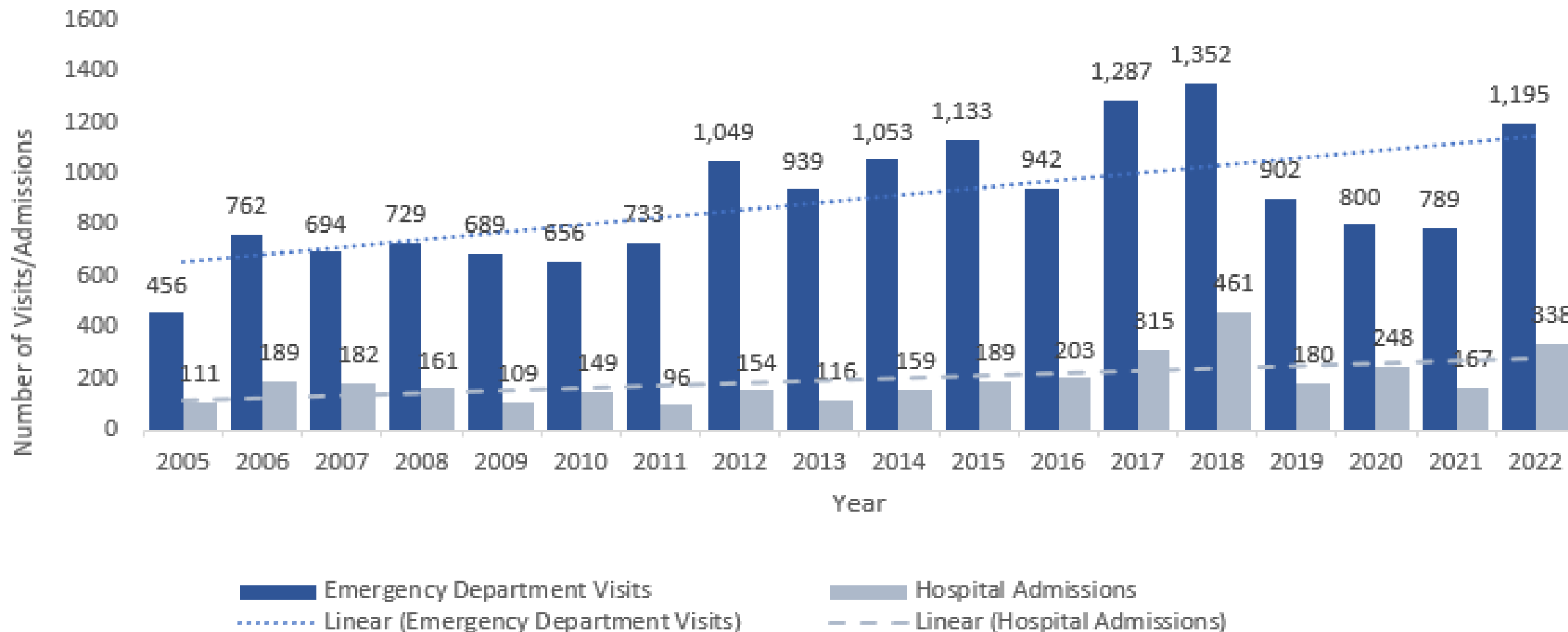


By Hannah Fry
Staff Writer

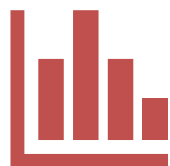
Sept. 6, 2024 Updated 11:49 AM PT

A construction worker takes a quick break while digging a trench with a shovel amid a heat wave in Irvine on Thursday. Temperatures are expected to remain high through the weekend. (Allen J. Schaben/Los Angeles Times)

Annual Number of Emergency Department Visits and Hospital Admissions for Heat-Related Illness in Los Angeles County, 2005 – 2022



Process for Developing the Indoor Maximum Temperature Threshold Ordinance for Rental Units



Preparation and analysis of information gathered



Policy questions, decision-making, drafting ordinance



Stakeholder Review



Final Draft and Board Approval

Feedback from Virtual Stakeholder meetings

	Tenants	Landlords
General reaction	Comments generally support establishing the ordinance	Comments were generally against establishing the ordinance
Costs	Concern about electricity costs Need for financial aid	Costs to retrofit, need financial assistance Concern that tenants won't be able afford use Lost affordable housing – more homelessness
Enforcement	Complaint-based is not effective Concern about temperature verification	Not clear how temperature is verified What is tenant's responsibility?
Temperature requirement	Should be lower Should require A/C	Should be higher Shouldn't be required in coastal areas
Other concerns	Need for educational and technical assistance support through CBOs	Impacts on electrical grid Environmental impacts




Indoor Maximum Temperature Ordinance Summary

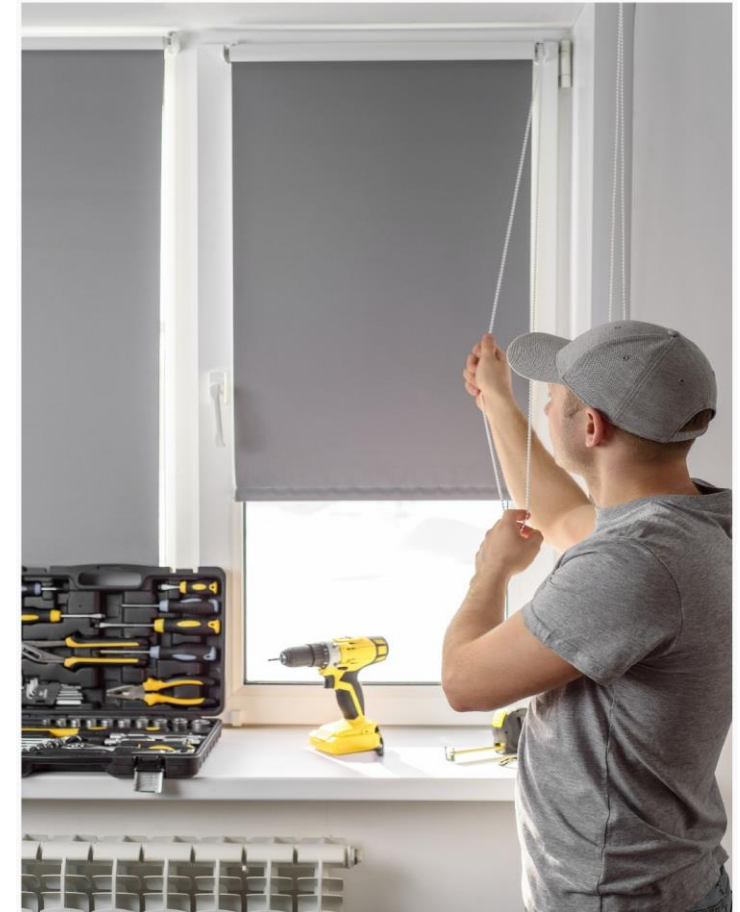
To protect renter health and safety, the ordinance:

1. Sets a maximum indoor temperature 82°F.
2. Requires landlords to provide safe ways to maintain the maximum indoor temperature.
3. Allows tenants to install portable cooling devices or other cooling methods, as long as they meet new ordinance requirements.
4. Authorizes Public Health to establish guidelines for the implementation and enforcement.

Tenant Protections: Rent Stabilization and Tenant Protection Ordinance (RSTPO)

 *New ordinance is consistent with RSTPO*

- Tenant protections in RSTPO implemented by Department of Consumer and Business Affairs (DCBA) apply
- Pass-through of costs to tenants would follow RSTPO process
 - Landlords may not pass along the cost of installing a portable cooling device to tenants.
 - Landlords may be eligible for reimbursement for other capital improvements required to comply



Other Ordinance Details

Fees and Implementation Costs

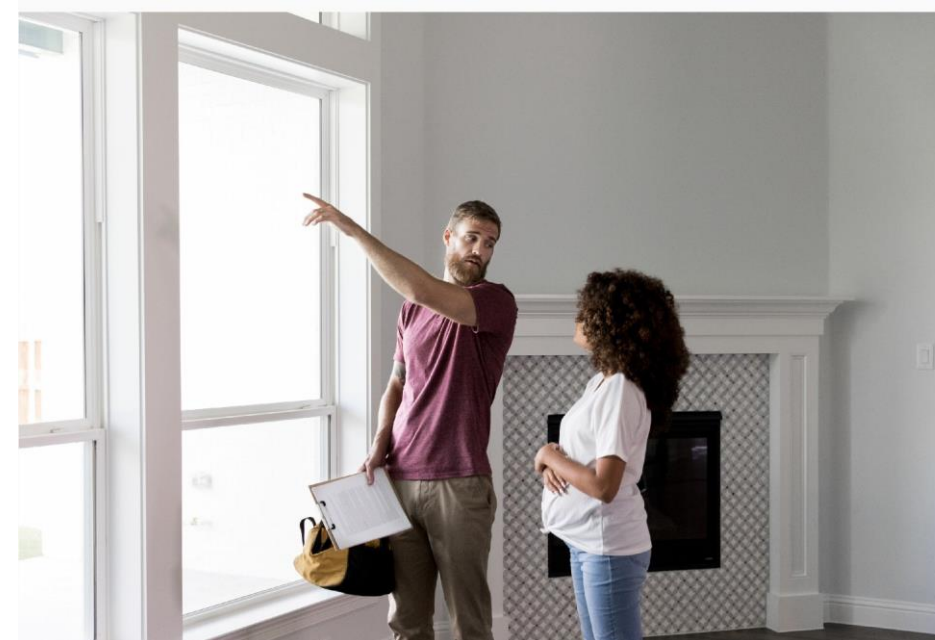
- A small fee increase to the Rental Housing Habitability Program (RHHP) unit cost to cover costs of complaint response and inspections

Effective dates

- As of September 12, 2025 tenants may add portable or non-mechanical cooling
- January 1, 2027, enforcement of temperature threshold begins (depending on fee approval)
- Small landlords have more time to comply

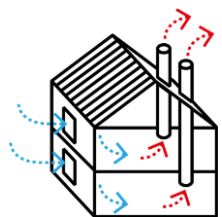
Enforcement and Compliance

- ✓ Complaint-based
- ✓ “Education-First” approach
 - Handouts for landlords and tenants
 - Attempt passive cooling practices first
- ✓ If passive cooling is insufficient, mechanical cooling may be required



Passive Cooling: Keeping Cool Without Air Conditioning

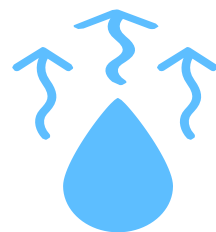
Passive cooling uses methods such as evaporation and shade to lower indoor temperatures. It may be helpful for people without air conditioning or those looking to reduce energy use.



Strategize Air Flow: Open windows at night to let in cooler air and close them during the day to keep the cooler air in and prevent the hot air from entering



Ventilation: The most cost effective and energy-efficient method for cooling a home. Open windows on opposite sides of the house to create a cross breeze that helps to circulate the air.



Consider Using Evaporation: Wet sheets or pillowcases and hang them in front of the windows at night to further cool the nighttime air coming in. Consider taking cool or cold showers and leaving your hair wet so that evaporation cools you off.

Passive Cooling: Keeping Cool Without Air Conditioning



Shade/Curtains For Windows: Replace light/sheet curtains with blackout curtains to reduce heat from the sun, help insulate the windows and reduce heat indoors.



Find and Spend More Time in the Coolest Rooms: Rooms that get the afternoon sun will be the warmest in the home. If possible, close doors to those rooms and spend time in other, cooler areas of the home.



Avoid Generating Heat Indoors: If possible, avoid cooking in the home, using appliances and devices that use electricity on hot days. These items generate heat when in use. Avoid laundry, vacuuming, or other devices that use electricity.



Hydrate: Drink lots of water throughout the day. Being hydrated makes a person less likely to suffer from heat exhaustion or heat stroke.



Relocate: Consider going to a cooling center, a library, or some other place with air conditioning.

Building-Focused Passive Cooling Strategies

- Reflective, cool roofs and walls
- Shade technologies installed on outside of building
- Shade from trees
- Energy-efficient windows and doors
- Improved home weatherization
- Natural ventilation





Active Cooling

Active Cooling uses external energy to actively remove heat.

Examples:

- **Heat Pumps:** Known as vapor compression or absorption cooling, uses a refrigeration cycle to actively move heat from one area to another
- **Central Air Conditioning:** Vapor-compression refrigeration cycle removes indoor heat and expels it outdoors
- **Evaporative Coolers (Swamp Coolers):** Evaporative coolers reduce air temperature by adding moisture to the air through evaporation

Urban Greening

- Public areas with plants, trees, water and other natural elements.
 - Parks, gardens and green roofs.
- Green spaces provide air purification, temperature regulation, and benefits like relaxation, community connection and recreation.






Resources




Ordinance Fact Sheet

Inspectors will provide information to tenants and landlords during regular inspections.



LOS ANGELES COUNTY
RENTAL HOUSING HABITABILITY PROGRAM
Maximum Indoor Temperature Threshold Ordinance



Los Angeles County has set a maximum indoor temperature rule to help protect people from dangerous heat. High indoor heat can cause heat exhaustion or heat stroke, which can be life-threatening. The new rule requires residential rental units in unincorporated areas of Los Angeles County to maintain a maximum indoor temperature of no more than 82°F in all habitable rooms.


Landlord's Responsibility	Tenant's Rights
<p>Landlords must ensure all habitable rooms can maintain 82°F and not go over this temperature. <i>A habitable room is one used for sleeping, living, cooking, or eating purposes.</i></p> <p>For most landlords, this requirement will apply to all habitable rooms by January 1, 2027.</p> <p>If you are a small landlord owning 10 or fewer rental units total across all properties, you will need to apply the rule:</p> <ul style="list-style-type: none">...in at least one habitable room per unit by January 1, 2027;...in all habitable rooms by January 1, 2032. <p>Landlords who are unable to meet the maximum indoor temperature requirement through passive and/or portable cooling methods may request an extension of up to two years.</p>	<p>Tenants are allowed to install their own portable cooling devices—such as plug-in air conditioners—without being evicted, charged extra, or punished.</p> <ul style="list-style-type: none">Tenants must notify their landlord in writing, at least five days before installing the unit, so their landlord is aware of the addition of the device.Tenants can add a portable cooling device or utilize other non-mechanical cooling methods at their own cost. Landlords cannot raise the rent or charge extra fees under the new rule.Installation and/or use of a portable cooling device must be done in a safe and code-compliant manner and cannot require permanent changes to the rental unit. <p>Tenant protections in the Rent Stabilization and Tenant Protection Ordinance (RSTPO) implemented by Department of Consumer and Business Affairs (DCBA) still apply.</p>

When the Rule Begins

The ordinance took effect September 12, 2025. Tenants may now add portable or non-mechanical cooling devices after notification to the landlord.

- On January 1, 2027, complaint-based enforcement of the maximum temperature threshold will begin (dependent upon fee approval) for most landlords.
- Small landlords must cool at least one habitable room by January 1, 2027, and all habitable rooms by January 1, 2032.

Revised 9/22/25



Educational Resources for Tenants and Landlords

The handout includes links to websites, QR code, and information about heat.

LOS ANGELES COUNTY RENTAL HOUSING HABITABILITY PROGRAM
ENVIRONMENTAL HEALTH DIVISION | 5050 COMMERCE DRIVE, BALDWIN PARK, CA 91706-1423
1-888-700-9995 | DP11.RHHP@PH.LACOUNTY.GOV

Educational Resources for Tenants and Landlords
Indoor Heat Ordinance for Rental Housing Units

CoolHealthyHomes.org Website

Information for Tenants <ul style="list-style-type: none">About the ordinanceWhy the ordinance is necessaryStaying cool without air conditioning ("passive" cooling)Tenants' rightsUnderstanding enforcementHeat-related public health informationFinancial assistance	Information for Landlords <ul style="list-style-type: none">About the ordinanceBenefits for landlordsHow to complyGetting assistanceUnderstanding tenants' rightsDispute resolution	Scan Here
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Rental Housing Habitability Program (RHHP)

Information about the RHHP <ul style="list-style-type: none">Forms, Notices, and ResourcesOrdinance language for RHHP and Rent Escrow Account Program (REAP)	<ul style="list-style-type: none">FAQ, including how to file a complaint with Environmental HealthContact information and listserv sign-up	Scan Here
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LA County Rent Stabilization and Tenant Protections Ordinance (RSTPO)

Information on the ordinance <ul style="list-style-type: none">Forms for tenants and property ownersInformation on tenant legal servicesInformation on the Rental Housing Oversight Commission	<ul style="list-style-type: none">How to register your propertyLinks to other resources	Scan Here
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Public Health Information and Resources on Extreme Heat

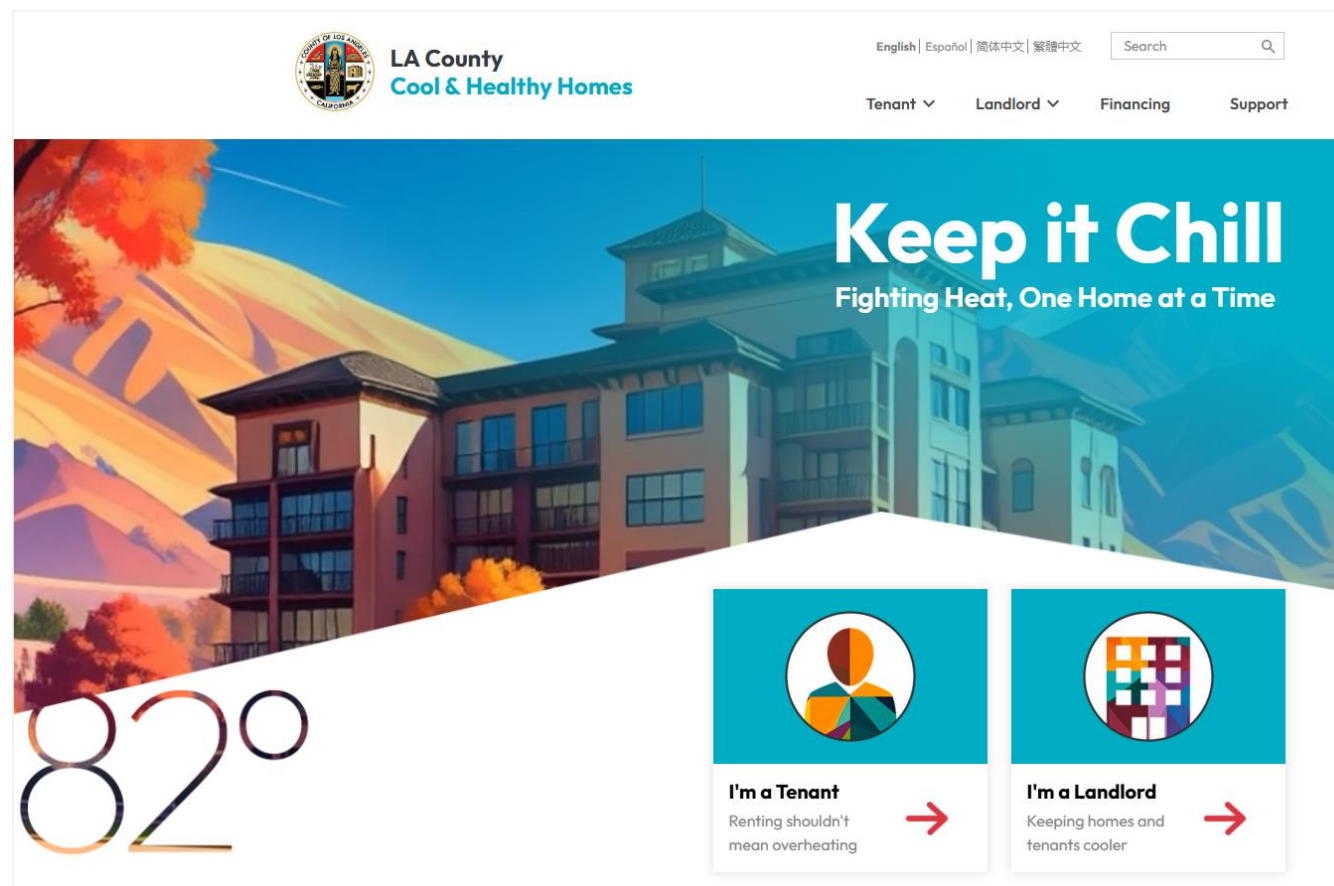
<ul style="list-style-type: none">Staying healthy in the heatWhat is heat-related illnessHow to stay cool without air conditioning ("passive" cooling)	<ul style="list-style-type: none">Sign up for Heat AlertsInformation about cooling centers, cool spaces (e.g., pools and splash pads), who is most at-risk of heat-related illness, help paying for your home's air conditioning, and FAQs	Scan Here
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County of Los Angeles Public Health

Check out the website <https://CoolHealthyHomes.org/>

Website includes information on:

- Ordinance
- Enforcement
- Tips on How to Stay Cool
- Tenant & Landlord Rights
- Financial Help
- Technical Resources



Summary and Next Steps

 Ordinance developed by balancing health, feasibility, environment

 Learning curve for tenants and landlords

 Training for inspectors

 Outreach to cities

 Continued development of resources for tenants and landlords



THANK YOU!
Any Questions?



Contact Us

Office of Environmental Justice and Climate Health

DPH-OEJCH@ph.lacounty.gov

Rental Housing Habitability Program
Environmental Health Division

DPH-RHHP@ph.lacounty.gov or **[1-888-700-9995](tel:1-888-700-9995)**