

MOTION TO AMEND BY SUPERVISOR JANICE HAHN

AGN. NO.
August 5, 2025

County Code, Title 11 – Health and Safety, Ordinance Amendment

As the effects of global warming intensifies, the impact of increased heat will continue to have health impacts on residents, especially in Los Angeles County (County). In March 2025, RAND published their report called, “Identifying Resilient Cooling Strategies for Los Angeles: How Might Landlords of Single-Family Homes Meet Indoor Temperature Thresholds?”. The report listed nine findings, including, “establish[ing] a maximum indoor temperature threshold [that focuses] on safe temperatures for at least one room rather than the entire home.”¹

The partnership and collaboration of all landlords, including Small Property Landlords will be important in keeping residents in the County safe from excessive heat. In conjunction with what research shows, the experiences of residents in the County, as well as understanding the impact to landlords, it is important we balance these needs in creating an ordinance to maintain a maximum indoor temperature threshold.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Revise Section 2 of the Ordinance as follows:

Section 2. Section 11.20.475 is hereby added to read as follows:

¹ https://www.rand.org/content/dam/rand/pubs/research_reports/RR4300/RR43563-1/RAND_RRA3563-1.pdf#:~:text=The%20Los%20Angeles%20County%20Board%20of%20Supervisors,on%20safe%20temperatures%20for%20at%20least%20one

MOTION

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11.20.475 Maximum Indoor Temperature Threshold.

- A. For purposes of this section, the terms Landlord, Tenant, Rental Housing Property, and Rental Housing Unit have the same meanings as stated in Chapter 8.53 of this Code. Small Property Landlord shall have the same meaning as stated in Chapter 8.52.
- B. Cooling Requirements. Every Rental Housing Unit must be able to maintain a maximum indoor temperature of not more than 82 degrees Fahrenheit in all Habitable rooms which are defined in Section 11.20.090. Small Property Landlords only must maintain a maximum indoor temperature of not more than 82 degrees in at least one Habitable room.
- C. Landlord Duty. The Landlord must provide a safe and code-complaint method in which all Habitable room(s) can be maintained at the maximum indoor temperature of not more than 82 degrees Fahrenheit. Small Property Landlords only must maintain a maximum indoor temperature of not more than 82 degrees Fahrenheit in at least one Habitable room.

2. All other subsections of Section 11.20.475 shall remain unchanged.

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