



Maximum Indoor Residential Temperature Threshold Ordinance

August 5, 2025



January 23, 2024 Board Motion

Conduct stakeholder engagement:

-renters, landlords, public health professionals, and other relevant groups

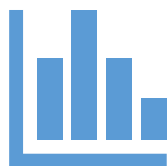
Draft ordinance establishing a safe maximum indoor temperature for rental dwellings in unincorporated LA County

- Single maximum indoor temperature threshold
- Require that all rental housing be “cooling ready”
- Utilize the Health and Safety Code
- Use a phased implementation approach
- Include anti-displacement provisions
- Update tenant protections
- Include a plan to incentivize landlords

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

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



Preparation and
analysis of information
gathered



Policy questions,
decision-making,
drafting ordinance



Stakeholder Review



Final Draft

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

Recommended Revisions to Title 11, Health and Safety Code: “Maximum Indoor Temperature Threshold”

- 82° Fahrenheit maximum indoor residential temperature threshold
 - Landlord’s responsibility to ensure all habitable rooms can maintain the temperature
- Tenants may add additional cooling through portable cooling devices or non-mechanical cooling methods
 - Will require notification to landlord
 - Will prohibit retaliation or harassment

Reliance on Rent Stabilization and Tenant Protection Ordinance (RSTPO)



Proposed ordinance maintains consistency with RSTPO.

- Pass-through of costs to tenants would follow RSTPO process
 - Would require application and Department of Consumer and Business Affairs (DCBA) review and decision
 - Subject to rent increase cap (although DCBA has discretion to exceed cap)
 - Costs of installation of portable cooling cannot be passed through
- Tenant protections in RSTPO implemented by DCBA would apply

Applicability of the Proposed Ordinance

What Rental Units would be Covered?

- All residential rental properties within unincorporated LA County areas

What Rental Units would not be Covered?

- Owner occupied units in Rental Housing Properties
- Mobile homes, or mobile home parks, recreational vehicles, or recreational vehicle parks
- Properties that are subject to routine inspections for habitability by other local, state, or federal government agencies
- Vacant units/properties

Implementation

Enforcement and Compliance

- Education approach for both landlords and tenants on passive cooling practices
- Complaint-based response, effective 1/1/27 (dependent upon fee approval)
- Potential 2-year extension to comply if retrofits are necessary

Fees and Implementation Costs

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

Effective dates

- 30 days after final approval tenants may add portable or non-mechanical cooling
- January 1, 2027, complaint-based enforcement of temperature threshold (dependent upon fee approval)

Technical Assistance and Educational Resources

ISD Resources: LA County Heat Ordinance website “LA County Cool and Healthy Homes” (<https://coolhealthyhomes.org/>) providing tenants and landlords with information about the ordinance

Tenants	Landlords
Effects of indoor heat	Value of a cool home
Active/passive ways to cool	How to comply
Tenant rights	Tenant rights
Enforcement information links to RHHP and RSTPO	Enforcement information links to RHHP and RSTPO
Links to Public Health and DCBA resources	Links to financial and technical resources



Questions