

Attachment 5: Jurisdictional Scan of Maximum Indoor Temperature Thresholds and Cooling Room Requirements for Rental Units

A. Jurisdictional Scan of Maximum Indoor Temperature Thresholds for Rental Units

This scan considers requirements for rental units only (i.e., private residences are excluded), in Canada and the United States. This scan is not exhaustive, and may not capture all jurisdictions where these regulations/legislation have been enacted. It excludes jurisdictions with rules for cooling that are only applied if a building has existing air conditioning or cooling equipment.

Canada

Jurisdiction	Requirements
British Columbia (p. 1240)	<ul style="list-style-type: none">• Status, year: Implemented, 2024• Buildings, rooms: New buildings, specifically those for which a permit was applied for on or after March 8, 2024, in a minimum of a single living space in each dwelling unit.• Maximum temperature: No more than 26 degrees Celsius, date range not specified.• Additional information: Introduced through the British Columbia Building Code 2024.
New Westminster, British Columbia	<ul style="list-style-type: none">• Status, year: Under consideration• Buildings, rooms: All buildings, in a minimum of a single living space in each dwelling unit.• Maximum temperature: Not more than 26 degrees Celsius, date range not specified.• Additional information: As per a staff report released in May 2025, Planning and Development Department is conducting a pilot project, as directed by Council, through the Vulnerable Building Assessment, which will incorporate broad engagement with interest holders, economic analysis, and a pilot project to trial potential methods for achieving cooling in existing buildings.

Jurisdiction	Requirements
<u>Vancouver, British Columbia</u> (p. 10-13, and 24-25)	<ul style="list-style-type: none"> • Status, year: Under consideration • Buildings, rooms: All buildings, rooms not specified. • Maximum temperature: Not more than 26 degrees Celsius, date range not specified. • Additional information: On November 27, 2024, City of Vancouver City Council approved motion titled Advocating for Climate-Resilient Housing Standards in Response to Extreme Heat Events. Vancouver City Council called upon the Province of British Columbia to amend the Vancouver Charter [Section 330(k)] granting the City authority to set maximum safe indoor temperatures.

United States

Jurisdiction	Requirements
Implemented	
<u>Austin, Texas</u> (p. 15)	<ul style="list-style-type: none"> • Year: 2025 • Buildings, rooms: All buildings, in each habitable room. • Maximum temperature: At least 15 degrees Fahrenheit cooler than the outside temperature, and not to exceed 85 degrees Fahrenheit (29.4 degrees Celsius), date range not specified. • Additional information: Dwelling owner to provide and maintain, in operating condition, refrigerated air equipment capable of maintaining the maximum temperature; If outside temperature is over 110 degrees Fahrenheit (43.3 degrees Celsius), at least one habitable room must not exceed 85 degrees Fahrenheit (29.4 degrees Celsius).
<u>Clark County, Nevada</u>	<ul style="list-style-type: none"> • Year: 2019 • Buildings, rooms: All buildings, in the entire unit. • Maximum temperature: No more than 85 degrees Fahrenheit (29.4 degrees Celsius), date range not specified.

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	<ul style="list-style-type: none"> • Additional information: Does not apply to one and two-family dwellings. Maximum temperature can be achieved by use of active (requires a non-naturally occurring cooling source to adjust the temperature in a space) or passive (does not introduce a non-naturally occurring cooling source to adjust the temperature in a space) cooling systems.
<u>Dallas, Texas</u>	<ul style="list-style-type: none"> • Year: Unknown • Buildings, rooms: All buildings, in each habitable room. • Maximum temperature: At least 15 degrees Fahrenheit cooler than the outside temperature, and not to exceed 85 degrees Fahrenheit (29.4 degrees Celsius), date range not specified. • Additional information: Owner is to provide refrigerated air equipment capable of maintaining the maximum indoor temperature.
<u>El Paso, Texas</u>	<ul style="list-style-type: none"> • Year: 2023 • Buildings, rooms: All buildings, in each habitable room. • Maximum temperature: No more than 90 degrees Fahrenheit (32 degrees Celsius), date range not specified. • Additional information: Maximum temperature can be achieved through either active or passive cooling systems.
<u>Houston, Texas</u>	<ul style="list-style-type: none"> • Year: Unknown • Buildings, rooms: All buildings, in units without a screen in each exterior opening and sleeping unit, in each habitable room. • Maximum temperature: At least 20 degrees Fahrenheit cooler than the outside temperature, and not to exceed 80 degrees Fahrenheit (26.7 degrees Celsius), date range not specified. • Additional information: None available

Jurisdiction	Requirements
<p><u>Los Angeles County, California</u> (Applies only to unincorporated areas of Los Angeles County)</p>	<ul style="list-style-type: none"> • Year: 2025 • Buildings, rooms: All buildings. For most property owners, this requirement will apply to all habitable rooms by January 1, 2027. Small property owners (own 10 or fewer rental units total across all properties) will need to meet the standard in at least one habitable room per unit by January 1, 2027, and in all habitable rooms by January 1, 2032. • Maximum temperature: No more than 82 degrees Fahrenheit (27.8 degrees Celsius), date range not specified. • Additional information: Property owners may not pass along the cost of installing a portable cooling device to tenants, but they may be eligible for other capital improvements required to comply. While the ordinance does not require property owners to upgrade electrical systems, it is strongly recommended that units be equipped to safely support standard cooling devices. Tenants can add a portable cooling device or use other non-mechanical cooling methods at their own cost, and property owners cannot raise the rent or charge extra fees under the new rule.
<p><u>Montgomery County, Maryland</u></p>	<ul style="list-style-type: none"> • Year: 2020 • Buildings, rooms: All townhomes and multifamily rental properties, in each habitable room. • Maximum temperature: Not more than 80 degrees Fahrenheit (26.7 degrees Celsius) between June 1 and September 30. • Additional information: Dwelling owner to provide and maintain central air conditioning or individual air conditioning units in good working condition; Detached Single family rental properties and rental dwellings located on a site listed in the National Register of Historic Places are excluded from the air conditioning requirement.
<p><u>New Orleans, Louisiana</u></p>	<ul style="list-style-type: none"> • Year: 2024 • Buildings, rooms: All buildings, in all bedrooms.

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	<ul style="list-style-type: none"> • Maximum temperature: Not more than 80 degrees Fahrenheit (26.7 degrees Celsius), date range not specified. • Additional information: Owner to provide a cooling system in good working order.
<u>North Las Vegas, Nevada</u>	<ul style="list-style-type: none"> • Year: 1995 • Buildings, rooms: All buildings, in each habitable room. • Maximum temperature: Cooling system must be able to maintain a temperature of 70 degrees Fahrenheit (21.1 degrees Celsius), date range not specified. • Additional information: None available
<u>Palm Springs, California</u> (p. 18-19)	<ul style="list-style-type: none"> • Year: 2023 • Buildings, rooms: All buildings, in each habitable room. • Maximum temperature: Not more than 80 degrees Fahrenheit (26.7 degrees Celsius), date range not specified. • Additional information: None available
<u>Tempe, Arizona</u>	<ul style="list-style-type: none"> • Year: Unknown • Buildings, rooms: All buildings, in each habitable room, bathroom, and flush toilet room located therein. • Maximum temperature: Not more than 88 degrees Fahrenheit (31.1 degrees Celsius), if cooled by evaporative cooling, or 82 degrees Fahrenheit (27.8 degrees Celsius, if cooled by air conditioning, date range not specified. • Additional information: Cooling shall be under the tenant's control.
<u>Tucson, Arizona</u>	<ul style="list-style-type: none"> • Year: 2024 • Buildings, rooms: All buildings, in each habitable room.

Jurisdiction	Requirements
	<ul style="list-style-type: none"> • Maximum temperature: Not more than 86 degrees Fahrenheit (30 degrees Celsius), if cooled by evaporative cooling, or 82 degrees Fahrenheit (27.8 degrees Celsius), if cooled by air conditioning, date range not specified. • Additional information: Either mechanical cooling or alternate cooling methods are permissible; Mechanical fans or portable evaporative cooling devices may only be used as the sole source of cooling on a temporary basis when the permanent cooling system is being repaired or replaced.
Under Consideration	
<u>Los Angeles, California</u> (see Motion (Hernandez, et al. - Soto-Martinez) dated 8-03-25)	<ul style="list-style-type: none"> • Year: In September 2025, motion was referred to the City's Energy and Environment Committee, where it awaits a hearing. • Buildings, rooms: All buildings, in each habitable room. • Maximum temperature: No more than 82 degrees Fahrenheit (27.8 degrees Celsius), date range not specified. • Additional information: City of Los Angeles' work is informed by the Los Angeles County ordinance.
<u>New York City, New York</u>	<ul style="list-style-type: none"> • Year: Under consideration. It was laid over in committee as of July 2024. • Buildings, rooms: All buildings. When central air conditioning is provided, the system must be able to attain and maintain the maximum temperature. When central air conditioning is not provided, the property owner must provide and install a cooling and dehumidifying system in the living room of each unit. • Maximum temperature: Not more than 78 degrees Fahrenheit (25.6 degrees Celsius) at 50 percent relative humidity when the outdoor air temperature is 82 degrees Fahrenheit (27.8 degrees Celsius) or higher and the coincident wet bulb temperature is 73 degrees Fahrenheit (22.8 degrees Celsius) or higher between June 15 and September 15.

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	<ul style="list-style-type: none"> • Additional information: Property owners must inspect any cooling and dehumidifying system installed to ensure that it is capable of maintaining the maximum temperature, no later than 30 days before June 15 of each year.
<u>State of California</u>	<ul style="list-style-type: none"> • Year: Bill was approved by governor in Oct 2025, but it won't apply to regulations until 2027. • Buildings, rooms: All buildings, rooms not specified. • Maximum temperature: Language used in Bill SB 655 is that all dwelling units shall be able to attain and maintain a "safe maximum indoor temperature," however a specific maximum temperature is not included, date range is not specified. • Additional information: When Bill SB 655 was introduced, it included a proposed indoor maximum temperature of 82 degrees Fahrenheit (27.8 degrees Celsius). The California Department of Housing and Community Development released a <u>report</u> in 2025 recommending that the state set a maximum indoor temperature standard of 82 degrees Fahrenheit (27.8 degrees Celsius) for all homes.
<u>State of Maryland</u>	<ul style="list-style-type: none"> • Year: Will be read in the Senate in a March 2026 Senate hearing. • Buildings, rooms: All buildings with four or more individual dwelling units, in each habitable space. • Maximum temperature: No more than 80 degrees Fahrenheit (26.7 degrees Celsius) between June 1 through September 30 each year. • Additional information: If passed, property owners are to provide air conditioning in residential rental units (1) beginning June 1, 2025, for newly constructed units and (2) beginning October 1, 2025, for existing units that undergo renovation that includes the replacement or substantial upgrade of electrical systems or heating systems.

B. Jurisdictional Scan of Cooling Room Requirements for Rental Units

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Jurisdiction	Requirements
<u>Chicago, Illinois</u>	<ul style="list-style-type: none"> • Status, year: Implemented, 2022 • Buildings, rooms: In residential buildings greater than 80 feet tall, or buildings with more than 100 units, or which are operated as “housing for older persons” under the Federal Fair Housing Act (usually, housing primarily intended for those 55 years of age or older), at least one indoor common gathering space accessible to each resident for free. • Maximum temperature: No more than 24°C when the outdoor temperature is 33°C or more. • Additional information: None available.