

Attachment 1: Jurisdictional Scan of Maximum Indoor Temperature Threshold Regulation, Required Cooling Equipment Regulation (North America)

Note: This scan may not be exhaustive (i.e., may not capture all jurisdictions where maximum indoor temperature or mandatory cooling equipment regulation has been adopted, enacted, or considered) and predominately was not confirmed with representatives from the jurisdictions listed. Some developments in other jurisdictions are active – the City continues to closely monitor for relevant regulatory changes. City staff are undertaking additional jurisdictional comparison work to consider rental housing legislative frameworks such as Residential Tenancies Act-equivalents in jurisdictions that have maximum indoor temperature requirements. This will help to better inform what lessons can be learned for Toronto’s implementation of a maximum temperature by-law and mitigation strategies for unintended consequences like rent increases. City staff also continue work to compare other jurisdictions’ rental housing landscapes, as some may not be comparable to the City of Toronto’s.

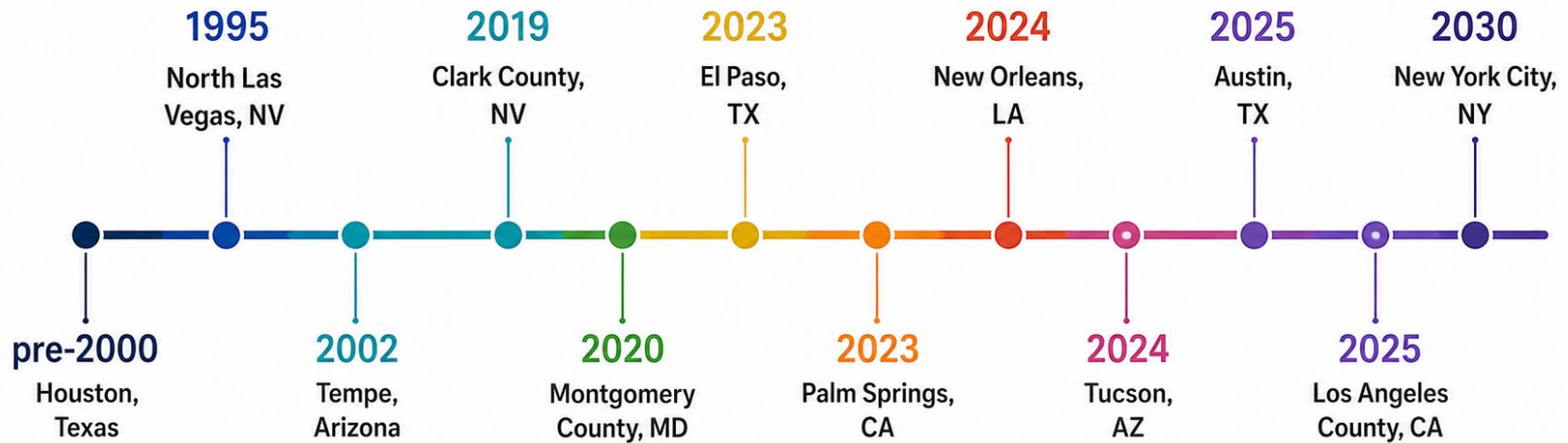
Canada

Jurisdiction	Requirements
Implemented	
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 against the outdoor summer design temperature. • Additional information: Introduced through the British Columbia Building Code 2024.
New Westminster, British Columbia	<ul style="list-style-type: none"> • Status, year: Implemented, 2026 • Buildings, rooms: All buildings, in a minimum of a single living space in each dwelling unit, approximately 1.5 meters (60 inches) off the floor, avoiding areas near windows, doors, direct sunlight, heat sources like lamps or appliances, and vents. • Maximum temperature: Not more than 26 degrees Celsius, between 8 pm and 8am, from April 1 – October 31 of each year.

Jurisdiction	Requirements
	<ul style="list-style-type: none"> • Additional information: An owner may apply for an exemption from the requirement if the owner cannot comply. The application must provide documentation from a registered professional that outlines the unreasonable physical barriers that would need to be overcome. If an exemption is granted, it is valid for two years and must be reapplied for to maintain the exemption. New Westminster had one of the highest per-capita death rates amongst communities in British Columbia, during the 2021 heat dome.
Under Consideration	
<p><u>Vancouver, British Columbia</u> (p. 10-13, and 24-25)</p>	<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.
<p>Hamilton, Ontario</p>	<ul style="list-style-type: none"> • Status, year: Under consideration (report back to Council in September 2026) • Maximum temperature: Not more than 26 degrees Celsius, date range not specified. • Additional information: In May 2023, Hamilton City Council directed staff to explore the feasibility of establishing an Adequate Temperature By-law, that would establish a maximum indoor temperature standard of 26°C during the summer months, within residential rental units across the City.

United States (mandatory cooling requirements or maximum temperature standards)

Note: The information below was gathered from publicly available sources, such as legislation and news articles, and has not been verified with the jurisdiction listed (except for New York City).



Jurisdiction	Requirements
Implemented	
New York City, New York	<ul style="list-style-type: none"> • Year: June 1, 2030 • Buildings, rooms: Rooms in which tenants sleep, • Requirement: Upon the request of the tenant, owners of tenant-occupied private rental buildings are required to provide cooling systems capable of maintaining 78 degrees Fahrenheit (25.5 Celsius), from June 15 through September 15. • Additional information: New York City’s Department of Housing Preservation and Development (“HPD”) would provide notice to tenants to characterize the potential impacts of opting into the program on their rent. NYCHA providers would be required to prepare comprehensive cooling plans by January 1, 2028, which outline the actions the housing authority is taking to provide adequate cooling for at least one room in each dwelling unit covered. The comprehensive plans must detail the specific actions taken by June 1, 2030, to provide adequate cooling in at least one room used for sleeping in the dwelling, for at least 25% of all the NYCHA dwelling units that request cooling.
Austin, Texas (p. 15)	<ul style="list-style-type: none"> • Year: 2025 • Buildings, rooms: All buildings, in each habitable room. • Requirement: 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).
Clark County, Nevada	<ul style="list-style-type: none"> • Year: 2019 • Buildings, rooms: All buildings, in the entire unit. • Requirement: No more than 85 degrees Fahrenheit (29.4 degrees Celsius), date range not specified. • 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

Jurisdiction	Requirements
	<p>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.</p>
<p><u>El Paso, Texas</u></p>	<ul style="list-style-type: none"> • Year: 2023 • Buildings, rooms: All buildings, in each habitable room. • Requirement: 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.
<p><u>Houston, Texas</u></p>	<ul style="list-style-type: none"> • Year: Unknown (pre-2000) • Buildings, rooms: All buildings, only in units without a screen in each exterior opening and sleeping unit, in each habitable room. • Requirement: 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
<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. • Requirement: No more than 82 degrees Fahrenheit (27.8 degrees Celsius), date range not specified. • Additional information: This was a climate-driven policy reform, rather than a long-standing building standard. 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

Jurisdiction	Requirements
	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.
<u>Montgomery County, Maryland</u>	<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.
<u>New Orleans, Louisiana</u>	<ul style="list-style-type: none"> • Year: 2024 • Buildings, rooms: All buildings, in all bedrooms. • Requirement: 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. • Requirement: 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

Jurisdiction	Requirements
<u>Palm Springs, California</u> (p. 18-19)	<ul style="list-style-type: none"> • Year: 2023 • Buildings, rooms: All buildings, in each habitable room. • Requirement: 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: 2002 • Buildings, rooms: All buildings, in each habitable room, bathroom, and flush toilet room located therein. • Requirement: 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. • Requirement: 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 / Needs Additional Confirmation	
<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.

Jurisdiction	Requirements
	<ul style="list-style-type: none"> • Requirement: 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>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. • Requirement: 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 (as of June 2026, there have been no publicly available updates to the Bill hearing process). • Buildings, rooms: All buildings with four or more individual dwelling units, in each habitable space. • Requirement: 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.