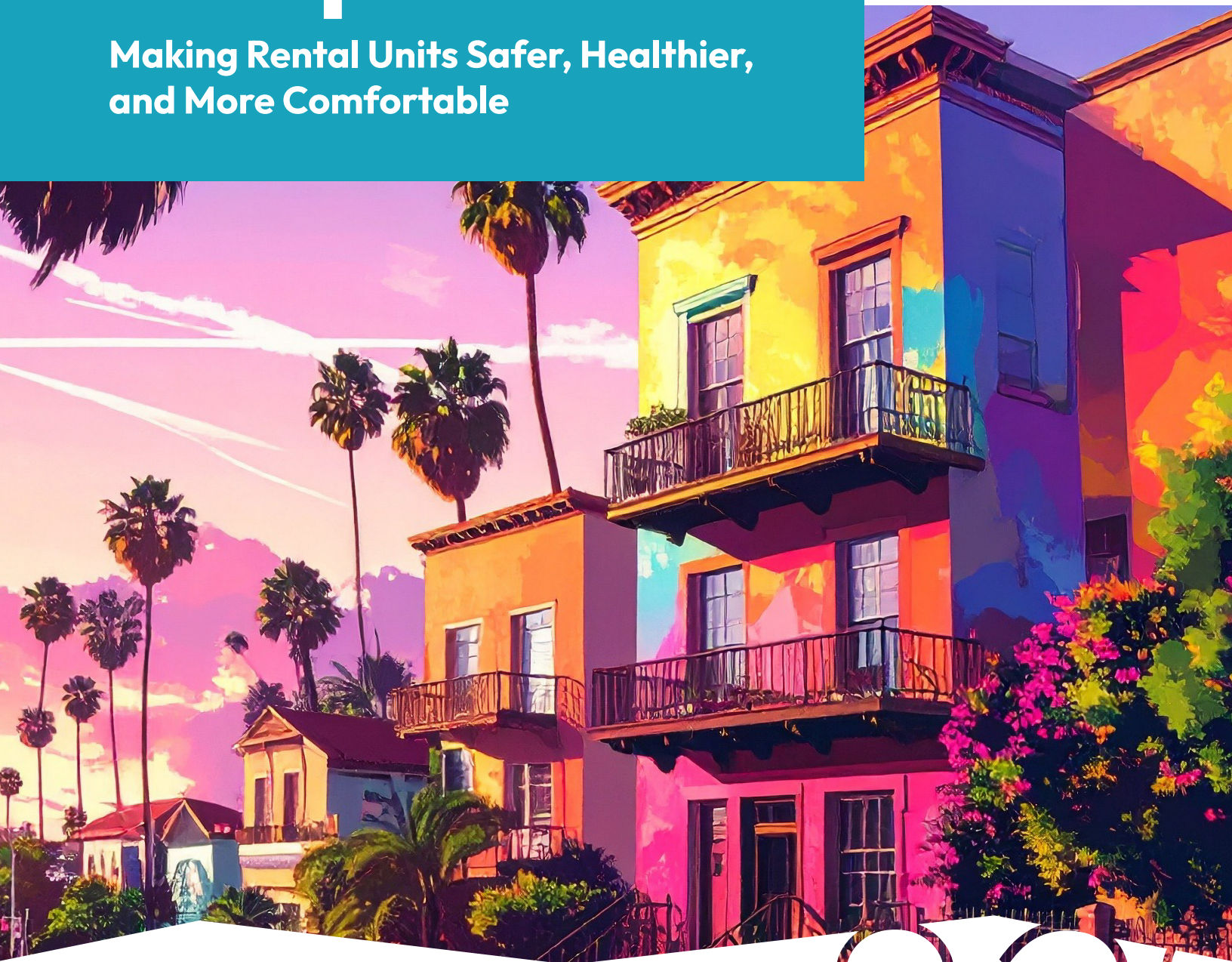




LA County
Cool & Healthy Homes

Keep It Chill

**Making Rental Units Safer, Healthier,
and More Comfortable**



Property Owners:
Learn About the New Heat Ordinance
for Unincorporated LA County

820

We're here to help make improvements
easy and manageable.



What Is the New Heat Ordinance?

The new **Rent Stabilization and Tenant Protection Ordinance** (RSTPO) in Unincorporated LA County states property owners must make sure indoor temperatures stay at a safe level, especially during extreme heat. This rule is part of a larger effort to improve housing, protect tenant health, and keep communities safe.

→ [Click here](#) for a list of unincorporated areas within LA County.

Safe Indoor Temperature Limits for Rental Homes

Unincorporated Los Angeles County has passed a new rule that says rental homes cannot be hotter than **82 degrees Fahrenheit** indoors. For most property owners, all livable rooms must meet this temperature limit by Jan. 1, 2027.

If you are a small property owners (owning 10 or fewer rental units total), the rule works a little differently:

- By **Jan. 1, 2027**, at least one livable room in each unit must meet the limit
- By **Jan. 1, 2032**, all livable rooms must meet the limit

Property owners 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.



What This Means for Rental Property Owners

Don't worry, property owners do not have to upgrade the electrical system because of this rule. Still, it's a good idea to make sure your property can safely use things like fans or window air conditioners. If a tenant wants to put in a cooling device, they should let you know in writing at least five days before they install it. This helps you be ready for any extra electrical use.

Keeping your electrical system up to date can help avoid safety problems and make it easier to follow the rules. You cannot make tenants pay for installing their own portable cooling devices, but you might be able to get help or credits for other upgrades needed to meet these new rules.

For more information about tenant protections in the RSTPO, implemented by the Department of Consumer and Business Affairs (DCBA). Visit: dcba.lacounty.gov



Healthier Homes Lead to Happier Tenants

Who can be affected?



Older Adults



Young Children



Pregnant People



Outdoor Workers

Extreme heat is a major issue for Southern California, where heat waves are getting longer and happening more often.

According to the World Health Organization, Climate Equity LA, and the LA Emergency Management Department, when your body gets too hot and can't cool down fast enough, it can lead to heat exhaustion or even heat stroke.

Low-income communities and communities of color are hit hardest due to factors like air pollution and smoke.

Providing a cooler, more comfortable home is good for everyone—including you. A safe and energy-smart home can add value to your property, reduce tenant complaints, and make your rentals more appealing to future tenants.

Plus, when your tenants are comfortable, they are more likely to stay longer, which means less turnover and more stable rental income.

Tips to Prepare Your Rental Units

You don't have to handle cooling upgrades on your own. Tenants and property owners can get support at coolhealthyhomes.org/support, including:

- Lists of trusted contractors for electrical work and HVAC
- Online workshops to learn the basics
- Guidance to make sure upgrades are safe, affordable, and meet the rules, so homes can stay cool and comfortable.



Here are some simple, low- to no-cost ways you can help your tenants and keep your properties up to date:



Ensure windows have coverings (such as blinds or curtains) to help block out the heat from the sun and save energy



Make space for cooling devices so your tenants are using them safely



Check the electrical system to ensure it's safe and can handle the extra load for fans or air conditioning



Add or update outlets to make sure that your tenants have enough for any cooling devices

Resources for Property Owners Assistance

We're here to help make any transitions smooth for everyone. Here is a partial list of resources for rebates, financing, discounts, incentives, tax credits, weatherization funds, contractor incentives, low-income assistance, and retrofit funding to help with needed upgrades.

Financing and Tax Credits

Programs that provide loans, financing mechanisms, or tax credits to support energy upgrades.

Resource

What it is

[California Go Green Financing – Part of California Hub for Energy Efficiency Financing \(CHEEF\)](#)

Eligible efficiency projects include: central air conditioning unit, central air conditioning system and heat pumps.

[IRS Residential Energy Efficiency Tax Credit](#)

This credit applies to energy efficiency improvements in the building envelope of existing homes and for the purchase of high-efficiency heating, cooling, and water heating equipment.

[Inflation Reduction Act \(IRA\) Residential Energy Rebate Program](#)

Helps low- to moderate-income households “go electric” through qualified appliance rebates.

Rebates and Incentives

Programs that provide cash rebates or financial incentives for installing energy-efficient equipment.

Resource

What it is

[California Public Utilities Commission
Electric Heat Pump Water Heat Program](#)

Offering valuable incentives for the installation of heat pump water heaters (HPWHs).

[Golden State Rebates](#)

Provides rebates to California residents for approved energy-efficient cooling products (e.g., air conditioners and smart thermostats).

[Technology and Equipment
for Clean Heating \(TECH\)](#)

The TECH initiative provides incentives directly to contractors to support the installation of heat pump technologies in existing single-family and multi family properties.

[SoCalGas Multi Family
Residential Rebate Program](#)

SoCalGas provides incentives to encourage the owners and managers of multi family residential buildings to increase their energy efficiency.

[SoCalREN](#)

SoCalREN helps businesses, public agencies, and property owners tap into energy-saving programs.

Low-Income Assistance Programs

Programs designed specifically to help low-income households reduce energy costs or improve efficiency.

Resource

What it is

[Low-Income Weatherization Program \(LIWP\)](#)

California's LIWP provides low-income households with solar photovoltaic systems and energy efficiency upgrades at no cost to residents.

[U.S. Department of Energy's \(DOE\)
Weatherization Assistance Program \(WAP\)](#)

The U.S. DOE WAP works with local energy services providers to install energy efficiency measures for low-income homeowners and renters.

[U.S. Department of Health
and Human Services' Low-Income
Energy Assistance Program \(LIHEAP\)](#)

The LIHEAP assists eligible low-income households with their heating and cooling energy costs and other energy-related home repairs.

Multifamily and Building Retrofit Programs

Programs focused on multifamily housing, building upgrades, and large-scale efficiency retrofits.

Resource

What it is

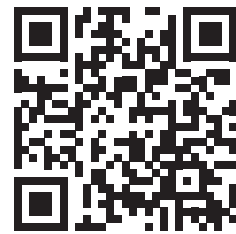
[U.S. Department of Housing and Urban Development \(HUD\) Energy Efficiency and Green Retrofit Program](#)

Provides grants and loans for energy efficiency and green retrofit investments in multifamily properties

[SoCalGas Multi Family Residential Rebate Program](#)

SoCalGas provides incentives to encourage the owners and managers of multi family residential buildings to increase their energy efficiency

Together, we can help make your properties cooler and safer while keeping your tenants happy. Thank you for being a part of this initiative.



For more information about this ordinance, visit coolhealthyhomes.org or scan the code.

