



LOS ANGELES COUNTY

RENTAL HOUSING HABITABILITY PROGRAM

Indoor Temperature Requirements



Los Angeles County has set a **maximum indoor temperature rule** to help protect renters without air conditioning from **dangerous heat inside** their **rental units**. High indoor heat can cause heat exhaustion or heat stroke, which can be life-threatening.

The new rule requires rental units in **unincorporated areas of Los Angeles County** to maintain an indoor temperature of **no more than 82°F** in all habitable rooms.

Landlord's Responsibility

Landlords must ensure all habitable rooms can maintain a temperature of 82°F. A habitable room is one that is used for the purposes of sleeping, living, cooking, or eating.

Tenant's Rights

Tenants are allowed to use portable cooling devices, i.e., plug-in air conditioners (AC units), without being evicted, charged extra, or punished.

- Tenants are not required to notify landlords for use of a regular plug-in fan or free-standing AC unit.
- Tenants may add a ceiling fan or AC units with approval from landlords.
- Tenants must notify their landlord in writing, at least five days before installing the unit, so their landlord is aware of the addition of the device.
- Installation and/or use of a portable cooling device must be done in a safe and code-compliant manner and cannot require permanent changes to the rental unit.
- Tenant protections such as anti-retaliation, harassment, and eviction protections continue to remain in place. Visit rent.lacounty.gov to learn more.

Costs

- Landlords may not pass the cost of installing a portable cooling device to their tenants. To learn about allowable pass-through costs, contact the Department of Consumer and Business Affairs.
- A small fee increase to the Rental Housing Habitability Program (RHHP) unit cost will be needed to cover costs of complaint response and inspections.

Enforcement and Compliance

- Before enforcements begin, learn about passive cooling practices to stay cool and save money.
- Small Landlords **who own 10 or fewer rental units** have until **January 1, 2027**, to ensure that at least one habitable room per unit cools to 82°F. By **January 2032**, the entire unit will be required to maintain 82°F.
- If passive cooling does not maintain the 82°F threshold, the landlord may be required to install mechanical cooling.
- Enforcement will be complaint-based, starting on January 1, 2027.
- Landlords who are unable to meet the maximum indoor temperature requirement through passive and/or portable cooling methods may request an extension from Los Angeles County Department of Public Health of up to two years.

