

SB 54-1
(LC 3644)
3/14/25 (RLM/ps)

Requested by SENATE COMMITTEE ON HOUSING AND DEVELOPMENT

**PROPOSED AMENDMENTS TO
SENATE BILL 54**

1 In page 1 of the printed bill, delete lines 6 through 25.

2 On page 2, delete lines 1 through 17 and insert:

3 **“SECTION 2. (1) On days when there is an outdoor temperature of**
4 **more than 80 degrees Fahrenheit, a landlord of a multiunit structure**
5 **with 10 or more dwelling units shall provide cooling via effective**
6 **methods, which may include central air conditioning, an air-source**
7 **or ground-source heat pump, passive cooling design and techniques or**
8 **a portable air conditioning device that is provided by the landlord,**
9 **capable of cooling and maintaining a room temperature in each**
10 **bedroom of the dwelling that is not hotter than the lesser of 15 degrees**
11 **Fahrenheit cooler than the outdoor temperature or 80 degrees**
12 **Fahrenheit.**

13 **“(2) A landlord of any dwelling for which building permits for its**
14 **construction were issued on or after January 1, 2026, shall provide**
15 **cooling via adequate cooling methods or facilities that:**

16 **“(a) Provide cooling in at least one room of the dwelling unit, not**
17 **including a bathroom;**

18 **“(b) Conform to applicable law at the time of installation and are**
19 **maintained in good working order; and**

20 **“(c) May include central air conditioning, an air-source or ground-**
21 **source heat pump, passive cooling design and techniques, a portable**

1 **air conditioning device that is provided by the landlord or other de-**
2 **vices or methods that can maintain a temperature not hotter than the**
3 **lesser of 15 degrees Fahrenheit cooler than the outside temperature**
4 **or 80 degrees Fahrenheit.**

5 **“SECTION 3.** Section 2 of this 2025 Act is amended to read:

6 **“Sec. 2.** [(1)] On days when there is an outdoor temperature of more than
7 80 degrees Fahrenheit, a landlord [*of a multiunit structure with 10 or more*
8 *dwelling units*] shall provide cooling via effective methods, which may in-
9 clude central air conditioning, an air-source or ground-source heat pump,
10 passive cooling design and techniques or a portable air conditioning device
11 that is provided by the landlord, capable of cooling and maintaining a room
12 temperature in each bedroom of the dwelling that is not hotter than the
13 lesser of 15 degrees Fahrenheit cooler than the outdoor temperature or 80
14 degrees Fahrenheit.

15 “[*(2) A landlord of any dwelling for which building permits for its con-*
16 *struction were issued on or after January 1, 2026, shall provide cooling via*
17 *adequate cooling methods or facilities that:*]

18 “[*(a) Provide cooling in at least one room of the dwelling unit, not includ-*
19 *ing a bathroom;*]

20 “[*(b) Conform to applicable law at the time of installation and are main-*
21 *tained in good working order; and*]

22 “[*(c) May include central air conditioning, an air-source or ground-source*
23 *heat pump, passive cooling design and techniques, a portable air conditioning*
24 *device that is provided by the landlord or other devices or methods that can*
25 *maintain a temperature not hotter than the lesser of 15 degrees Fahrenheit*
26 *cooler than the outside temperature or 80 degrees Fahrenheit.*”].