

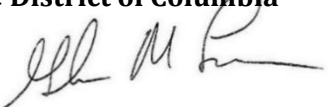
Government of the District of Columbia
Office of the Chief Financial Officer



Glen Lee
Chief Financial Officer

MEMORANDUM

TO: The Honorable Phil Mendelson
Chairman, Council of the District of Columbia

FROM: Glen Lee
Chief Financial Officer 

DATE: September 22, 2026

SUBJECT: Fiscal Impact Statement –Climatizing Our Overheated Living Spaces
Regulation Amendment Act of 2026

REFERENCE: Bill 26-285, Draft Committee Print as provided to the Office of Revenue
Analysis on September 2, 2026

Conclusion

Funds are sufficient in the revised fiscal year 2026 budget and the fiscal year 2027 through fiscal year 2030 budget and financial plan to implement the bill.

Background

District building regulations place parameters on building owners and operators around the activation and deactivation of heat and air conditioning supplies to their tenants. The regulations set the dates by which the owner or operator must turn on and off the relevant temperature control systems, including the base temperature those systems must be set at depending on the season and outside temperature conditions. Currently, owners and operators must turn on heat facilities by October 1st, operate them to at least 68 degrees Fahrenheit, and deactivate them no earlier than May 1st.¹ They must turn on air conditioning facilities by May 15th, operate them to at least 78 degrees Fahrenheit,² and deactivate them no earlier than September 15th.³ Buildings with two-pipe systems that take longer to transition between heat and air conditioning can begin air conditioning by June 1st and start heat no later than October 15th.

¹ Heating Facilities, effective May 29, 2020 (12G DCMR § 602).

² The air conditioner enhanced temperature should be the greater of 78 degrees Fahrenheit or 15 degrees Fahrenheit less than the outside temperature.

³ Air Conditioning, effective May 29, 2020 (12G DCMR § 608).

The Honorable Phil Mendelson

FIS: Bill 26-285, "Climatizing Our Overheated Living Spaces Regulation Amendment Act of 2026," Draft Committee Print as provided to the Office of Revenue Analysis on September 2, 2026

The bill amends the dates of regulation for heat starting no later than October 15th and ending no earlier than April 15th and for air conditioning starting no later than May 1st and ending no earlier than October 1st. The bill also provides some additional flexibility for two-pipe system buildings. These buildings owners and operators can switch to heat between October 1st and October 15th and to air conditioning between April 15th and May 1st. The bill ensures, when the resident of an individual unit can control their own temperature, that the system is operable to maintain at least 68 degrees Fahrenheit when the heat is operated and no more than 78 degrees Fahrenheit when the air conditioning is operated.

Financial Plan Impact

Funds are sufficient in the revised fiscal year 2026 budget and fiscal year 2027 through fiscal year 2030 budget and financial plan to implement the bill. The Department of Buildings enforces building code regulations and does not require any additional budgeted resources to ensure building owners and operators are aware of and comply with the updated dates for the activation and deactivation of heat and air conditioning for their residents.