

ORDINANCE O-26-22 UPDATE

WHAT RENTAL PROPERTY OWNERS SHOULD KNOW



Greater Albuquerque Association of REALTORS®

If you own residential property that you rent to tenants, Albuquerque City Council has passed an amended version of Ordinance O-26-22 related to cooling requirements that may affect your property responsibilities.

KEY POINTS

The amended ordinance:

- Establishes a **cooling season of May 1 through September 30**
- Requires cooling systems to be:
 - Properly installed
 - Maintained in good working order
 - Operating as designed
- Defines compliance based on whether the cooling system is operating as designed by the manufacturer

What This Means for Property Owners

- Review Your Cooling Systems - Confirm each property has a functioning cooling system appropriate for the unit and maintained for seasonal use.

Schedule Maintenance

Consider:

- Servicing evaporative coolers or HVAC systems
- Checking filters, pads, pumps, and controls
- Documenting inspections and repairs
- Keep Records

Maintain:

- Service records
- Repair invoices
- Manufacturer specifications
- Upgrade documentation

IMPORTANT CONSIDERATIONS

Evaporative cooling systems remain recognized. Systems are evaluated based on intended operation.

Owner responsibilities remain. Cooling systems must be functional and maintained.

Implementation may evolve. Additional guidance may emerge.

RECOMMENDED NEXT STEP

Work with your property manager to:

- Review cooling systems
- Address deferred maintenance
- Confirm records are current
- Prepare for the May 1 cooling season

For details, contact your property manager or review the full ordinance and City guidance.