



## MANAGEMENT BULLETIN #567

**DATE:** 9/26/2023  
**TO:** Owners/Agents of IHDA Assisted and Financed Rental Properties  
**CC:** IHDA Asset Management Staff  
**FROM:** IHDA Asset Management Department  
**RE:** New State HVAC Requirements, Effective 1/1/2024

### SUMMARY:

Effective 1/1/2024, two state laws will go into effect that enforce additional requirements for heating and cooling systems in IHDA-funded developments.

[HB2562](#) strengthens requirements for functional cooling systems in multifamily developments that limit residency to tenants that are 55 years or older. For buildings with central air conditioning, the system must be functional between 6/1 and 9/30 each year when the heat index is 80 degrees or higher. Buildings without central air conditioning must have at least one common area that meets the same cooling standards as buildings with central air conditioning. If a building does not have a common area, this law is not applicable.

[SB2013](#) adds additional heating and cooling requirements for developments that receive new IHDA funding on or after 1/1/2024. These requirements will be included in future applications for funding but will require separate heating and cooling/dehumidification systems, permanent AC in new constructions, functional heating systems between 10/1 and 5/31 each year, any issues with heat between 10/1 to 5/31 each year being rectified within 24 hours, and accessible laundry facilities in developments primarily serving residents 65 years or older.

If you have any questions about complying with these requirements, please contact your Physical Inspector.



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