




TIMOTHY M. KELLER, MAYOR

**CITY OF ALBUQUERQUE**  
OFFICE OF THE MAYOR/ CHIEF ADMINISTRATIVE OFFICE

**INTEROFFICE MEMORANDUM**

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**TO:** CITY COUNCIL

**FROM:** TIMOTHY M. KELLER, MAYOR 

**SUBJECT:** VETO OF O-26-22, AMENDING SECTION 14-3-3-2 OF THE UNIFORM HOUSING CODE TO ESTABLISH COOLING SYSTEM PERFORMANCE REQUIRMENTS.

**DATE:** APRIL 30, 2026

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I support stronger protections for renters, and last year supported a renters' bill of rights, also known as the RENT Ordinance. This legislation was designed to give renters stronger rights and make rental housing fairer and more transparent across our city. What I said then remains true, renters deserve clear information, safe homes, and protection from exploitation.

However, I have decided to veto O-26-22. I believe the amended version passed by council does not achieve those goals and actually gives less protection to renters. While we may disagree on this final version, I am encouraged to see policies aimed to protect renters being discussed at council.

I would respectfully ask City Council uphold my veto and work together and pass legislation that protects renters across our city.

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**CITY OF ALBUQUERQUE  
CITY COUNCIL**

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**INTEROFFICE MEMORANDUM**

**TO:** Timothy M. Keller, Mayor

**FROM:** Isaac Padilla, Director of Council Services *KNM / For IEP*

**SUBJECT:** Transmittal of Legislation

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Transmitted herewith is Bill No. O-26-22 Amending Section 14-3-3-2 Of The Uniform Housing Code To Establish Cooling System Performance Requirements (Champine, Bassan, Grout), which was passed at the Council meeting of April 20, 2026, by a vote of 5 FOR AND 4 AGAINST.

**For:** Bassan, Champine, Grout, Lewis, Peña  
**Against:** Baca, Fiebelkorn, Rogers, Telles

In accordance with the provisions of the City Charter, your action is respectfully requested.



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1 portion of a dwelling. Approved portable space heaters may only be used as  
2 the sole source of heating on a temporary basis when the permanent heating  
3 system is being repaired or replaced.

4 (c) Every dwelling unit shall be provided with cooling facilities.

5 (i) Acceptable cooling facilities are fixtures that are permanently  
6 attached to the unit, including but not limited to: evaporative (“swamp”)  
7 coolers, central air conditioning, heat pumps, radiant cooling, window units,  
8 and mini-splits.

9 (ii) Non-acceptable cooling facilities are temporary and/or portable  
10 devices such as fans, mobile evaporative coolers, and portable air  
11 conditioners, circulating devices such as ceiling fans, and ventilation systems  
12 and when used as the sole source of cooling for a unit, do not satisfy the  
13 requirements of this Section. These types of cooling facilities may only be  
14 used as a sole source of cooling on a temporary basis when the permanent  
15 acceptable cooling facility is being repaired or replaced.

16 (iii) Cooling Performance. Cooling facilities shall be considered  
17 compliant when the system is installed, maintained in good working order,  
18 and capable of operation during the recognized cooling season defined as  
19 May 1st through September 30th. The cooling facilities shall provide a  
20 measurable reduction in indoor air temperature relative to outdoor conditions  
21 that are consistent with the system’s design, manufacturer’s specifications,  
22 and typical operating standards.

23 Temporary or portable cooling devices shall not be used as a substitute for  
24 required permanent cooling facilities; however, such devices may be used to  
25 supplement the operation of a permanent cooling system in order to assist in  
26 reducing indoor temperatures.

27 (2) Electrical Equipment.

28 (a) All electrical equipment, wiring and appliances shall be installed  
29 and maintained in a safe manner in accordance with all applicable laws. All  
30 electrical equipment shall be of an approved type.

31 (b) Every habitable room shall contain at least two supplied electric  
32 convenience outlets or one such convenience outlet and one supplied electric

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1 light fixture. Every toilet compartment, bathroom, laundry room, furnace room  
2 and public hallway shall contain at least one supplied electric light fixture.

3 (3) Ventilation. Ventilation for rooms and areas and for fuel-burning  
4 appliances shall be provided as required in the Mechanical Code and in this  
5 code. Where mechanical ventilation is provided in lieu of the natural  
6 ventilation required by § 14-3-2-2(C), such mechanical ventilating system shall  
7 be maintained in operation during the occupancy of any building or portion  
8 thereof.

9 SECTION 2. SEVERABILITY. If any section, paragraph, sentence, clause,  
10 word or phrase of this Ordinance is for any reason held to be invalid or  
11 unenforceable by any court of competent jurisdiction, such decision shall not  
12 affect the validity of the remaining provisions of this Ordinance. The Council  
13 hereby declares that it would have passed this Ordinance and each section,  
14 paragraph, sentence, clause, word or phrase thereof irrespective of any  
15 provision being declared unconstitutional or otherwise invalid.

16 SECTION 3. COMPILATION. SECTION 1 of this Ordinance amends, is  
17 incorporated in, and is to be compiled as part of the Revised Ordinances of  
18 Albuquerque, New Mexico, 1994.

19 SECTION 4. EFFECTIVE DATE. This Ordinance takes effect five days after  
20 publication by title and general summary.

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1 PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF April, 2026  
2 BY A VOTE OF: 5 FOR 4 AGAINST.

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4 FOR: Bassan, Champine, Grout, Lewis, Peña  
5 AGAINST: Baca, Fiebelkorn, Rogers, Telles  
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Klarissa J. Peña, President  
11 City Council  
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14 APPROVED THIS 24 DAY OF April, 2026  
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18 Bill No. O-26-22

19 **VETO** <sup>R</sup>

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21 Timothy M. Keller, Mayor  
22 City of Albuquerque  
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25 ATTEST:

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28 Ethan Watson, City Clerk  
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