

Rental Housing Standards

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What is the problem?

- **climate change**
- **pricing signals**
- **essential service**
- **adaptation not reduction**
- **limited adaptation capacity**
- **dwelling characteristics**



Why is adaptation capacity for low income renters limited?

- **low income**
- **housing affordability**
- **doubtful cost recovery**
- **legal constraints**
- **perverse outcomes**



Why don't landlords help?



- rational barriers - “split incentive”
- irrational barriers - property control
- voluntary schemes fail
- disclosure effect limited

Why regulated minimum rental housing standards?

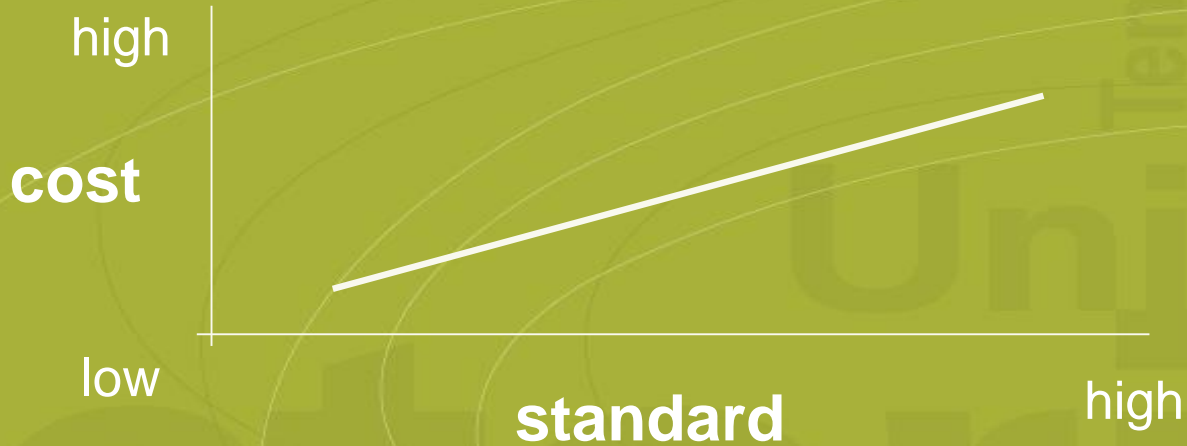
- **market failure**
- **minimum standards**
- **focus on best returns**
- **adequate lead time**
- **risk mitigation**



A cautionary note



- **standard versus cost**



- **gaming and rents**