

# TALKING WITH LANDLORDS ABOUT GAS STOVE POLLUTION IN RENTAL UNITS

## CONTEXT

Gas stoves release dangerous air pollutants, including Nitrogen dioxide (NO<sub>2</sub>), Carbon monoxide (CO) and Particulate Matter (both PM<sub>2.5</sub> and PM<sub>0.1</sub>). Unventilated gas stove use produces concentrations of these pollutants that exceed EPA ambient air standards. Children are among the most vulnerable to these health effects due to their higher lung to body ratio and developing immune & respiratory systems. Additionally, Black, Latine, and low-income communities bear a disproportionately larger burden of gas stove pollution. Carbon monoxide, Nitrogen oxides and other particulate matter (PM) can cause asthma, susceptibility to respiratory infections, fatigue, impaired vision, reduced brain function, nausea, and other various health issues. This is why it is important to advocate with your landlord to switch to electric stoves in your unit to reduce the negative health effects on their tenants.

## TENANT PROTECTIONS: ADVOCATE FOR YOURSELF

- Tenants should have the right to return to their home if temporary displacement is required
- Building decarb projects should not be used as a mechanism to displace tenants
- Building appliances (such as heat pump or water heaters) cost should not be passed down to tenants

## MAIN TALKING POINTS

### 1. Regulatory Benefits:

- a. New York City became the first state in May 2023 to ban natural gas stoves in most new apartment buildings. It requires all-electric heating and cooking in new buildings shorter than seven stories by 2026, and for taller buildings by 2029. This reflects the push for safer housing for all populations on a state level that will eventually set the precedent for the rest of the United States. Regulations will continue to increase so switching to electric stoves sooner will save you time in the long run in dealing with scrutiny on government standards later.

### 2. Environmental Benefits:

- a. With more than half of urban emissions coming from buildings, switching from gas to electric stoves reduces your carbon footprint, and can therefore be a selling point for tenants wanting to live in an environment that supports the planet and their health.

### 3. Economic Benefits:

- a. There are cheaper options for installing electric stoves to gas stoves. While there are always exceptions to this rule, electric models are generally cheaper to manufacture, which subsequently results in cost-savings to the end consumer. An electric stove may cost anywhere between \$250 to \$1,500, whereas gas stoves cost \$500 to \$2,000 on average. This will save in the long run, and still charge your tenants through the electric bill fees as per usual.
- b. Electric Stoves are more energy efficient and therefore save on heating, cooling, cooking, and electricity costs.
- c. The Inflation Reduction Act (IRA) provides tax rebates and credits for switching out gas appliances for electric ones. Visit [rewiringamerica.org/app/ira-calculator](https://rewiringamerica.org/app/ira-calculator) to see the exact dollar amount your landlord could save through the IRA.



## THINK ABOUT YOUR ARGUMENT

- Most landlords will listen to the economic benefits because this directly affects their savings and income. When writing or speaking with your landlord, focus most on economic benefits, followed by health benefits.
- Data can strengthen your argument.
- Who has the final say? Is it your landlord? A leasing agency? The building board? Try to direct your communication to the decision maker as much as possible.
- Consider writing an op-ed for publication that you can share with the rental decision-maker. Using your voice can be a slow process but powerful to make lasting changes!

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