



BAY AREA  
AIR QUALITY  
MANAGEMENT  
DISTRICT

# Compliance Advisory

July 31, 2018

## Wood-burning Devices Rule Update: Rental Property Home Heating

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*This Advisory is provided to inform you about Air District activities which may affect your operation. It is intended to assist you in your effort to achieve and maintain compliance with applicable air pollution regulations.*

**ATTENTION: RENTAL PROPERTY OWNERS LEASING OR RENTING PROPERTY  
IN AREAS WITH NATURAL GAS SERVICE**

**SUBJECT: WOOD-BURNING DEVICES RULE REQUIREMENT FOR HOME HEATING**

The Bay Area Air Quality Management District adopted Regulation 6, Rule 3: Wood-burning Devices to reduce harmful particulate matter from wood-burning devices. The rule was amended in October 2015, and among other requirements, requires rental property owners leasing or renting property in areas with natural gas service to provide tenants with a permanently installed form of heat that does not burn solid fuel by November 1, 2018.

If your rental property only contains a heating device burning solid fuel, i.e. wood-burning device, you should act now to meet the deadline by installing a permanent form of heat that does not burn solid fuel, such as a permanently installed natural gas, propane or electric heating device! In summary:




Effective November 1, 2018, all rental properties in areas with natural gas service are required to have a permanently-installed form of heat that does not burn solid fuel (Regulation 6-3-305). Rental properties in areas with natural gas service will no longer qualify for the sole source of heat exemption (Regulation 6-3-110.2).

All real property that is offered for rent or lease is subject to the requirement. Rental properties include those units that are offered for rent through rental marketplaces or services, including but not limited to, Airbnb and HomeAway.<sup>1</sup>

For more information regarding the specifics of Regulation 6, Rule 3: Wood-burning Devices please go to <http://www.baaqmd.gov/rules-and-compliance/wood-smoke>.

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**More information can be obtained from the following:**

-  For questions about this advisory contact Eric Pop, Air Quality Specialist, at [epop@baaqmd.gov](mailto:epop@baaqmd.gov) or (415) 749-5172.
-  For a copy of the Air District's rules, see <http://www.baaqmd.gov/rules>.
-  For compliance assistance, call the Compliance Counselor Hotline at: (415) 749-4999.

**Jeff Gove**   
**Director of Compliance and Enforcement**

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<sup>1</sup> A property is considered a rental property if income is declared on the property owner's income tax forms as per US IRS tax code (<https://www.irs.gov>).