

## **Air Conditioner Guidelines**

**Properties which allow window air conditioning units to be installed:** Breckenridge, Cooper's Hawk, Orlando, Wellington, Kestrel, Kinglet, Sarasota, Clearwater, Conway, Cypress, The Keys

**Timeframe:** window units are permitted in the units from May 1 until October 1

**Medical Necessity:** if you require a cooling, air filtration system all year long, please provide a signed document from a licensed medical professional on letterhead indicating your condition.

### **Air Conditioner Installation**

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Tenants cannot install an air conditioner in any unit.

Tenant improvements and alterations are considered damage to the existing property because they make structural changes or affect the appearance. The law allows the landlord to charge the tenant for the cost of repairs or restoration following an improper air conditioning installation. It is also a violation of the lease agreement and may result in eviction.

If you would like an air conditioner installed here's what you need to do:

- Buy the unit – please see the purchasing guide below – this is your property – LRPM is not responsible for repair, upkeep, storage of the unit or removal upon end of the lease.
- Submit a maintenance request in writing. Be specific, include your unit number and room that you want it installed.
- Cost – the unit will be charged an installation/removal fee of \$75.00 for each air conditioning unit installed
- Unpack the unit from the packaging and place it on the floor, directly underneath the window in which you would like it installed.
- To have a LRPM installed unit removed submit a maintenance request in writing.

Please be advised, units are installed on a first come, first serve basis. If you have not requested the removal of your ac unit after the deadline of October 1, LRPM will notify you of the removal via email.

### **Purchasing Guide**

- Do NOT purchase a unit larger than 8-9 amps. The circuits are not designed to carry more than that load from one appliance.
- Any energy efficient unit under 10,000 BTU is generally around under 8 amps.
- If you have many items already in usage your chances of overloading the circuits and blowing a fuse increases.