



RENTERS' RIGHTS & RESPONSIBILITIES

Contact Your Rental Owner or Property Manager First

If you have any problems with your rental home, notify the rental owner or property manager first, preferably in writing. If it is an emergency such as water intrusion or water damage, contact the owner or manager immediately.

Contact Information

Owner/Property Manager

Company

Address

City, State, Zip

Phone

Email

Welcome to your new rental home. We hope your stay is enjoyable, so we encourage you to talk to us if you have any questions about your home or about our rental policies. This information sheet provides you with general information about your rights and responsibilities. Please read it carefully and let us know if you have any questions. Our contact information is included for your convenience.

Rights and Responsibilities

Owners and tenants (renters) of rental properties have specific rights and responsibilities under current state and local laws. As a tenant, your rental home must be a safe place to live. In other words, it must be habitable. This means that your home must have the following:

- A structure that is weatherproof and waterproof; there must be no holes or cracks that allow rain or wind to enter;
- A plumbing system in good working condition and connected to the local water supply and sewage system or functional septic system;
- Floors, stairs and railings in good repair;
- A hot water system capable of producing water of at least 120 degrees Fahrenheit;
- An electrical system that was legal when installed and without loose or exposed wiring;
- A heating system that is in a safe, working condition.
- A lack of insect or rodent infestation;
- A home that is free from garbage or debris;
- Sufficient garbage or trash receptacles;
- A working toilet, wash basin and bathtub or shower;
- A kitchen with a sink;
- A safe fire or emergency exit;
- Deadbolt locks on each main swinging door that gives you entry to the home;
- Working smoke detectors and carbon monoxide detectors located in certain areas;
- Working telephone jack and phone wiring inside the home.

As a tenant, you have a responsibility to do the following:

- Maintain a clean and sanitary rental home
- Properly dispose of recycling/compost/garbage materials - place and remove carts from curb within 24 hours of your garbage pick-up day;
- Refrain from violating City's visual blight ordinance (municipal code 23.01.030.9)
- Comply with City's noise ordinance (municipal code 24.05.010)
- Properly operate all electrical, gas and plumbing fixtures;
- Refrain from damaging or defacing the home or allowing anyone else to do so;
- Use the living room and dining rooms, bedrooms and kitchens for their proper purposes;
- Report broken door or window locks;
- Contact the rental owner or property manager immediately to report any problems with your rental home, especially any water damage or leaks;
- Comply with all rules, terms or conditions of the rental agreement.

Retaliation is Against the Law

A rental owner or property manager may not evict or threaten to evict a tenant for exercising a legal rights, such as requesting habitability repairs.

Maintenance and Repairs

Owners and managers want to know if there is an item that needs repair in your home. If you have a problem with any of the habitability items listed, you should:

- **Contact the rental owner or property manager first.** You should document your request in writing and keep a copy. If there is water intrusion, a water leak or any water damage occurring to the property, contact the owner or manager immediately by using the telephone number on the front of this page.
- **Allow a reasonable period of time for repair.** In most cases, the owner or manager will begin working on your request shortly after it is made. Some repairs may take longer than others to complete. Current law indicates that 30 days is a reasonable period of time to address a repair, but it also depends on the nature of the repair.
- **Contact the City of Davis Rental Resources Program.** If you have made a request for a habitability item listed and waited a reasonable period of time and the repair has not been made, contact RRP to file a complaint. Call 530-758-RENT or email rentalresources@cityofdavis.org.

Owner's Right to Enter and Your Rights

In most cases, the owner or manager must provide you with prior written notice to enter your rental home. Written notice is considered reasonable if it is provided at least 24 hours in advance. A written notice **is required** in the following situations:

- To make necessary or agreed upon repairs;
- For inspection of the smoke detector or carbon monoxide detector;
- To inspect waterbeds;
- If a court permits it.

However, a prior written notice **is not** required in the following situations:

- In an emergency;
- When you or another occupant consents;
- After you have abandoned or surrendered the rental home;
- Upon a verbal agreement to allow the owner to make agreed upon repairs or supply services.

Rental Agreement and Other Obligations

The rental agreement, whether it is a month-to-month or a lease, provides rules and policies while living at the rental home. Be sure to read the language carefully because it is considered a contract between the owner (and / or manager) and tenant.



City Departments

Emergency9-1-1
Emergency from Cell Phone.....530-758-3600

Rental Resources Program530-758-RENT

Affordable & Fair Housing 530-757-5623

Fire Department..... 530-757-5684

Police Department.....530-747-5400

-Code Enforcement530-757-5646

-Graffiti Issues530-757-5600

Public Works

-Water/Sewer530-757-5686

-Garbage/Recycling530-756-4646

-Billing530-757-5651

Parks & Recreation530-757-5626

www.cityofdavis.org



Davis
Rental Resources
Renter • Landlord • Neighbor