

CALIFORNIA HABITABILITY REQUIREMENTS

Landlords must keep rental units safe, sanitary, and fit for human occupancy. Units must meet building and housing codes that affect tenants' health and safety. A home may be deemed **uninhabitable** if it has serious hazards—such as lead, structural problems, inadequate sanitation, or other conditions that endanger occupants.

A rental is **unlivable** if it lacks essentials like:

- Weatherproofing and intact windows/doors
- Working plumbing with hot/cold water and proper sewage
- Safe gas, heating, and electrical systems
- Clean, sanitary conditions free of trash, rodents, or vermin
- Adequate trash containers
- Safe floors, stairways, and railings

Every rental must also have:

- A working toilet, sink, and tub/shower in a ventilated, private room
- A kitchen with a non-absorbent sink
- Natural light and ventilation (or mechanical ventilation)
- Safe fire exits and clear hallways
- Secure door and window locks
- Working smoke detectors (and common-area detectors in multi-unit buildings)
- A locking mailbox
- Required safety features for pools in multi-unit properties

Source: California Tenants—A Guide to Residential Tenants' and Landlords' Rights and Responsibilities (California Department of Consumer Affairs).