

California Legal Requirements for a Habitable Home

California Civil Code Sections 1941.1 and 1941.3, Health and Safety Code Section 13113.7, and Health and Safety Code Sections 17920-17928

A dwelling may be considered uninhabitable if it lacks any of the following:

- Effective waterproofing and weather protection of roof and exterior walls, including unbroken windows and doors.
- Plumbing facilities in good working order, including hot and cold running water furnished to appropriate fixtures, connected to a sewage disposal system.
- Gas facilities in good working order.
- Heating facilities are maintained in good working order.
- An electric system, including lighting, wiring, and equipment, in good working order.
- Clean and sanitary buildings, grounds, and appurtenances (for example, a garden or a detached garage), free from debris, filth, rubbish garbage, rodents, and vermin.
- Adequate trash receptacles in good repair.
- Floors, stairways, and railing in good repair.
- A locking mail receptacle for each residential unit

Additionally, each rental unit must have all of the following:

- A working toilet, wash basin, and bathtub or shower. The toilet and bathtub or shower must be in a room, which is ventilated and allows privacy.
- A kitchen with a sink that cannot be made of an absorbent material such as wood.
- Natural lighting in every bedroom through windows or skylights.
- Windows in each room must be able to open at least halfway for ventilation, unless a fan provides mechanical ventilation.
- Safe fire or emergency exits leading to a street or hallway.
- Stairs, hallways, and exits must be kept litter-free.
- Storage areas, garages, and basements must be kept free of combustible materials.
- Operable deadbolt locks on the main entry doors of rental units, and operable locking or security devices on windows.
- Operable window security or locking devices for windows that are designed to be opened.
- Working smoke alarms in each dwelling intended for human habitation.
- Apartment complexes also must have smoke detectors in common stairwells.
- An operable carbon monoxide device in each dwelling unit intended for human occupancy having a fossil fuel burning heater or appliance, fireplace, or an attached garage.
- Required ventilating equipment which functions properly.

If your landlord or management has been made aware of any of these issues and has not corrected them within 30 days, contact Housing Enforcement at (818) 238-5180