

A dwelling unit may be considered untenantable/uninhabitable if it substantially lacks any of the following affirmative standard characteristics:

From Civil Code §1941.1

- Effective waterproofing and weather protection of roof and exterior walls, including unbroken windows and doors.
- Plumbing or gas facilities that conformed to applicable law in effect at the time of installation, maintained in good working order.
- A water supply approved under applicable law, capable of producing hot and cold running water furnished to appropriate fixtures, and connected to a sewage disposal system approved under applicable law.
- Heating facilities that conformed to applicable law in effect at the time of installation, maintained in good working order.
- Electrical lighting, with wiring, and electrical equipment that conformed with applicable law at the time of installation, maintained in good working order.
- Buildings, grounds, and appurtenances (for example, a garden or detached garage), free from debris, filth, rubbish garbage, rodents, and vermin.
- Adequate trash receptacles, clean and in good repair.
- Floors, stairways, and railings in good repair.
- A locking mail receptacle for each residential unit in a residential hotel.
- A stove maintained in good working order and capable of safely generating heat for cooking purposes – **commencing January 1, 2026**.
- A refrigerator maintained in good working order and capable of safely storing food – **commencing January 1, 2026**.

From Civil Code §1941.3

- Operable deadbolt locks on each main swinging entry door, and operable locking or security devices on sliding doors and windows designed to be opened, except at designated historically significant buildings.

From Health & Safety Code §13113.7

- Working smoke alarms in each dwelling intended for human habitation, and smoke detectors in common stairwells of apartment complexes.

**HABITABILITY/TENANTABILITY CONDITIONS
(Cont.)**

From Health & Safety Code §17920.3

- A working toilet, wash basin, and bathtub or shower. The toilet and bathtub or shower must be in a ventilated room, which allows privacy.
- A kitchen with a sink not made of an absorbent material, such as wood.
- Natural lighting in every room through windows or skylights. Windows in each room must be openable 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.

From Health & Safety Code §17926 & §17926.1

- An operable carbon monoxide detector 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.

See also **CalHR Form 165** for Employment Housing Dwelling Unit habitability requirements.
