



CLEARLAKE POLICE DEPARTMENT

14050 Olympic Drive, Clearlake, CA 95422

Andrew White | Chief of Police

RESIDENTIAL OCCUPANCY REQUIREMENTS

Prior to occupancy and during the entire time of occupancy, each and every dwelling structure must be maintained as habitable. Habitable means that the dwelling unit is fit for human occupancy and that it complies with state and local building and health codes that effect tenant's health and safety. All property owners, owner-occupied or rental units, are required to maintain their property and keep it free of health and safety violations. Health and safety violations include, but are not limited to:

- Presence of lead-based paint
- Structural hazard
- Inadequate sanitation
- Failed weatherproofing
- Plumbing facilities not in working order
- Lack of hot / cold running water
- Lack of heat or heating facilities not in good working order
- Electrical hazard
- Rodent or insect infestation
- Deteriorated flooring
- Mold / spore growth
- Lack of smoke detectors and / or carbon monoxide detectors

In addition, **ALL RENTAL UNITS** must have the following:

- Working toilet, wash basin and bathtub or shower. The toilet and bathtub or shower must be in a room which is ventilated and allows for privacy.
- A kitchen with a sink that cannot be made of an absorbent material such as wood.
- Natural light in every room through windows or skylights. Windows in each room must be able to open at least halfway for ventilation unless mechanical ventilation is provided.
- Safe fire or emergency exits.
- Operable dead bolt locks on the main entry doors and operable locking or security devices on all windows.

Click on the link below to access the California Tenant Handbook:

[California Tenants A guide to Residential Tenants' and Landlords' Rights and Responsibilities](#)

