



## **Substandard Housing**

The State Housing Laws and the Uniform Housing Code define substandard housing as any condition which exists to an extent that it endangers the life, limb, property, safety or welfare of the occupants or general public.

The City of Chico Code Enforcement Division investigates reports of substandard housing issues in an effort to ensure compliance with State and local laws; and to promote health, safety and welfare within our community.



### **Some Examples of Substandard Housing are:**

- ◆ Inadequate Sanitation

The lack of bathrooms, plumbing fixtures, hot and cold running water, heating, ventilation, electrical lighting, or the presence of insects or vermin, garbage or rubbish, general dilapidation or improper maintenance.

- ◆ Structural Hazards

Deteriorated foundations, floors, support systems, walls, ceilings or roofs.

- ◆ Hazardous Electrical, Plumbing and Mechanical Equipment

Material or equipment that have not been maintained in a good and safe condition.

- ◆ Faulty Weather Protection

Lack of exterior wall coverage; deteriorated, loose or crumbling plaster; chipped or peeling paint, or other approved coatings.

- ◆ Fire Hazards

Defective equipment, devices or apparatus that could cause a fire, including combustible waste materials such as dry weeds and vegetation.



The owner or landlord gives an Implied Warranty of Habitability and is responsible for repairing conditions that seriously affect the dwelling's habitability. The Implied Warranty of Habitability requires owners or landlords to maintain their rentals in a condition fit for human habitation.

**Tenants also have an affirmative obligation and are required by law to take reasonable care of their rental units and their common areas.**



When considering whether to rent an apartment or home, the tenant should consider the basic minimum requirements of the unit:

- Roofs and walls must not leak.
- Doors and windows must not be broken and close properly.
- Plumbing and gas must work.
- Hot and cold running water must be provided.
- Sewer or septic system must be connected and operating.
- Heaters must work and be safe.
- Lights and wiring must work and be safe.
- Floors, stairways and railings must be maintained and be safe.
- Smoke detectors must be installed and must work.