

State and Federal Housing Laws

CATEGORY	LANDLORD	TENANT	WHO ENFORCES
<p>Habitability (this refers to the condition of your walls, floors, windows, plumbing, wires, etc. They must be in good condition and not cause harm.)</p>	<p>Title X: Lead Based Paint Hazard Reduction Act of 1992- This law makes it illegal to allow paint to chip and peel and/or to disturb paint in pre-1978 housing without doing the work in a way that does not cause harm to tenants</p> <p>California Civil Code, §1941.1, a unit can be considered unlivable if it doesn't have some or more of the following: plumbing/gas/electrical in good working order, clean and buildings and surrounding areas.</p>	<p>Senate Bill 460: California Lead law amends Civil Code § 1941.1</p> <p>adds lead hazards (dust, paint chips) to the list of housing code violations.</p>	<ul style="list-style-type: none"> ➤ HUD: www.hud.gov (213-894-8007) ➤ EPA-National Lead Information Center: www.epa.gov (800-424-5323) ➤ Long Beach Environmental Health Division of Department of Health and Human Services (570-4132) ➤ Long Beach Code Enforcement division of Department of Building and Planning (570-6166)
<p>Damages, Repairs & Safety</p>		<p>California Civil Code § 1941 Tenant has the right to call Housing or Health department to complain about unsafe work that creates dust in unit or building.</p> <p>California Civil Code, § 1921 Tenant is responsible for damages caused by themselves, their guests or pets.</p>	<ul style="list-style-type: none"> ➤ Long Beach Environmental Health Division of Department of Health and Human Services (570-5432) ➤ Long Beach Code Enforcement division of Department of Building and Planning (570-6166)
<p>Notification</p>	<p>Title X: Lead Based Paint Hazard Reduction Act of 1992- requires property owners and their contractors to notify tenants and workers when repair work will disturb paint in pre-1978 housing.</p>	<p>Prop. 65: State law requires owners of property or business to provide a written notice of harmful chemicals on or in the building. This notice must be posted for all tenants to see.</p>	<ul style="list-style-type: none"> ➤ California Environmental Protection Agency: www.calepa.ca.gov ➤ HUD: www.hud.gov ➤ EPA- National Lead Information Center: www.epa.gov (800-424-5323)

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<p>Retaliation Discrimination</p>	<p>Federal Fair Housing Act: Title VIII of the Civil Rights Act of 1968 -Unlawful to show prejudice against any person because of race, color, national origin, religion, familial status, sex, and disability.</p> <p>California Fair Housing Act: CA GOVT § 12955 -Unlawful to show prejudice against any person in regard to housing because of the race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability of that person.</p>	<p>Sec. 804. [42 U.S.C. 3604] Discrimination in sale or rental of housing and other prohibited practices (3)(B) –makes it illegal to refuse to make a reasonable accommodation in the rules, policies, practices, or services, when it may be necessary to provide a person an equal opportunity to use and enjoy a housing unit.</p>	<ul style="list-style-type: none"> ➤ HUD: www.hud.gov ➤ California Department of Fair Employment and Housing: www.dfeh.ca.gov ((800) 884-1684) ➤ Legal Aid Foundation of Los Angeles- Kathleen Overr (435-3501x3863)
<p>Where to get more information</p>	<p>HUD: www.hud.gov EPA: www.epa.gov Alliance for Healthy Housing: www.afhh.org (ph #)</p>	<p>National Center for Healthy Housing: www.nchh.org (ph #)</p>	