

California

Landlord-Tenant Compliance Guide

Generated: October 01, 2026 • Verified as of: October 01, 2026
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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in California. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 15 categories

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1. ACCESS & ENTRY

- 1. Landlord Entry Rights (Cal. Civ. Code § 1954)
■ Legal Reference: [Cal. Civ. Code § 1954](#) (click to view statute)
- 2. Entry Notice Requirements (Cal. Civ. Code § 1954(d))
■ Legal Reference: [Cal. Civ. Code § 1954\(d\)](#) (click to view statute)
- 3. Emergency Entry (Cal. Civ. Code § 1954(e))
■ Legal Reference: [Cal. Civ. Code § 1954\(e\)](#) (click to view statute)
- 4. Entry for Showings (Cal. Civ. Code § 1954(d)(2))
■ Legal Reference: [Cal. Civ. Code § 1954\(d\)\(2\)](#) (click to view statute)
- 5. Entry for Repairs (Cal. Civ. Code § 1954(d)(1), (d)(3))
■ Legal Reference: [Cal. Civ. Code § 1954\(d\)\(1\), \(d\)\(3\)](#) (click to view statute)
- 6. Tenant Privacy Rights (Cal. Civ. Code § 1954(c); § 789.3 (lockouts/utility shutoffs))
■ Legal Reference: [Cal. Civ. Code § 1954\(c\); § 789.3 \(lockouts/utility shutoffs\)](#) (click to view statute)

2. CORE LEASE REQUIREMENTS

- 1. Lease Formation & Disclosures (Cal. Civ. Code § 1940 et seq.; § 1962 (rental agreements))
■ Legal Reference: [Cal. Civ. Code § 1940 et seq.; § 1962 \(rental agreements\)](#) (click to view statute)
- 2. Written Lease Requirements (Cal. Civ. Code § 1962 (written rental agreements))
■ Legal Reference: [Cal. Civ. Code § 1962 \(written rental agreements\)](#) (click to view statute)
- 3. Lease Language Requirements (Cal. Civ. Code § 1632 (language requirements); § 1942.1 (prohibited waiver clauses))
■ Legal Reference: [Cal. Civ. Code § 1632 \(language requirements\); § 1942.1 \(prohibited waiver clauses\)](#) (click to view statute)
- 4. Lease Addendums (Various depending on addendum type)
■ Legal Reference: [Various depending on addendum type](#)
- 5. Lease Renewal (Cal. Civ. Code § 1945 (renewal); § 1946 (termination notice))
■ Legal Reference: [Cal. Civ. Code § 1945 \(renewal\); § 1946 \(termination notice\)](#) (click to view statute)

- **6. Lease Termination** (Cal. Civ. Code § 1946 (tenant); § 1946.1 (landlord); § 1946.2 (just cause - AB 1482))

■ *Legal Reference:* [Cal. Civ. Code § 1946 \(tenant\); § 1946.1 \(landlord\); § 1946.2 \(just cause - AB 1482\)](#) (click to view statute)

- **7. Early Termination** (Cal. Civ. Code § 1951.2 (landlord duty to mitigate); specific statutes for protected classes)

■ *Legal Reference:* [Cal. Civ. Code § 1951.2 \(landlord duty to mitigate\); specific statutes for protected classes](#) (click to view statute)

3. EVICTION & TERMINATION

- **1. Notice to Quit for Nonpayment** (Cal. Code Civ. Proc. § 1161(2))

■ *Legal Reference:* [Cal. Code Civ. Proc. § 1161\(2\)](#) (click to view statute)

- **2. Notice for Lease Violations** (Cal. Code Civ. Proc. § 1161(3); Cal. Civ. Code § 1946.2(b))

■ *Legal Reference:* [Cal. Code Civ. Proc. § 1161\(3\); Cal. Civ. Code § 1946.2\(b\)](#) (click to view statute)

- **3. Notice for No-Cause / Just Cause Termination** (Cal. Civ. Code § 1946.2 (AB 1482); § 1946.1)

■ *Legal Reference:* [Cal. Civ. Code § 1946.2 \(AB 1482\); § 1946.1](#) (click to view statute)

- **4. Eviction Procedures (Unlawful Detainer)** (Cal. Code Civ. Proc. §§ 1161-1179a)

■ *Legal Reference:* [Cal. Code Civ. Proc. §§ 1161-1179a](#) (click to view statute)

- **5. Self-Help Eviction Prohibitions** (Cal. Civ. Code § 789.3)

■ *Legal Reference:* [Cal. Civ. Code § 789.3](#) (click to view statute)

- **6. Tenant Defenses in Eviction** (Cal. Civ. Code § 1942.5 (retaliation); § 1941 (habitability))

■ *Legal Reference:* [Cal. Civ. Code § 1942.5 \(retaliation\); § 1941 \(habitability\)](#) (click to view statute)

- **7. Expedited Evictions** (Cal. Code Civ. Proc. § 1161(4))

■ *Legal Reference:* [Cal. Code Civ. Proc. § 1161\(4\)](#) (click to view statute)

- **8. Post-Eviction / Abandoned Property** (Cal. Civ. Code §§ 1980-1991)

■ *Legal Reference:* [Cal. Civ. Code §§ 1980-1991](#) (click to view statute)

- **9. Eviction Records** (Cal. Code Civ. Proc. § 1161.2; AB 2819)

■ *Legal Reference:* [Cal. Code Civ. Proc. § 1161.2; AB 2819](#) (click to view statute)

4. FAIR HOUSING & DISCRIMINATION

- **1. Protected Classes** (Cal. Gov. Code § 12955 (FEHA); Federal Fair Housing Act (42 U.S.C. § 3604))

■ *Legal Reference:* [Cal. Gov. Code § 12955 \(FEHA\); Federal Fair Housing Act \(42 U.S.C. § 3604\)](#) (click to view statute)

- **2. Reasonable Accommodations** (Cal. Gov. Code § 12927; § 12955)

■ *Legal Reference:* [Cal. Gov. Code § 12927; § 12955](#) (click to view statute)

- **3. Familial Status** (Cal. Gov. Code § 12955; Cal. Civ. Code § 51 (Unruh Act))

■ *Legal Reference:* [Cal. Gov. Code § 12955; Cal. Civ. Code § 51 \(Unruh Act\)](#) (click to view statute)

- **4. Source of Income** (Cal. Gov. Code § 12955(p); SB 329 (2019))

■ *Legal Reference:* [Cal. Gov. Code § 12955\(p\); SB 329 \(2019\)](#) (click to view statute)

- **5. Criminal History Screening** (AB 1008 (Ban the Box - employment); FEHA; HUD guidance)

■ *Legal Reference:* [AB 1008 \(Ban the Box - employment\); FEHA; HUD guidance](#) (click to view statute)

- **6. Immigration Status** (Cal. Civ. Code § 1940.05; AB 291 (2017))

■ *Legal Reference:* [Cal. Civ. Code § 1940.05; AB 291 \(2017\)](#) (click to view statute)

5. FINANCIAL TERMS

- **1. Rent Amount & Payment** (Cal. Civ. Code § 1947 (payment method); § 1962 (rent terms in agreement))

■ *Legal Reference:* [Cal. Civ. Code § 1947 \(payment method\); § 1962 \(rent terms in agreement\)](#) (click to view statute)

- **2. Rent Increases** (Cal. Civ. Code § 1947.12 (AB 1482 - rent cap); § 827 (notice requirements))

■ *Legal Reference:* [Cal. Civ. Code § 1947.12 \(AB 1482 - rent cap\); § 827 \(notice requirements\)](#) (click to view statute)

- **3. Late Fees & Charges** (Cal. Civ. Code § 1671 (liquidated damages); case law)

■ *Legal Reference:* [Cal. Civ. Code § 1671 \(liquidated damages\); case law](#) (click to view statute)

- **4. NSF/Bounced Check Fees** (Cal. Civ. Code § 1719 (bad check penalties))

■ *Legal Reference:* [Cal. Civ. Code § 1719 \(bad check penalties\)](#) (click to view statute)

- **5. Application Fees** (Cal. Civ. Code § 1950.6 (screening fees))

■ *Legal Reference:* [Cal. Civ. Code § 1950.6 \(screening fees\)](#) (click to view statute)

- **6. Move-In Fees** (Cal. Civ. Code § 1950.5 (security deposits include "any payment, fee, or deposit"))

■ *Legal Reference:* [Cal. Civ. Code § 1950.5 \(security deposits include "any payment, fee, or deposit"\)](#) (click to view statute)

- **7. Pet Fees & Deposits** (Cal. Civ. Code § 1950.5 (security deposits); § 1942.7 (pet protections))

■ *Legal Reference:* [Cal. Civ. Code § 1950.5 \(security deposits\); § 1942.7 \(pet protections\)](#) (click to view statute)

- **8. Utilities** (Cal. Civ. Code § 1940.9 (shared utilities); § 789.3 (utility shutoff prohibition))

■ *Legal Reference:* [Cal. Civ. Code § 1940.9 \(shared utilities\); § 789.3 \(utility shutoff prohibition\)](#) (click to view statute)

6. LOCAL ORDINANCES

- **1. City-Specific Rent Control** (Various local ordinances; Cal. Civ. Code § 1947.12 (statewide))

■ *Legal Reference:* [Various local ordinances; Cal. Civ. Code § 1947.12 \(statewide\)](#)

- **2. HOA Rules** (Cal. Civ. Code § 4740 et seq. (Davis-Stirling Act))

■ *Legal Reference:* [Cal. Civ. Code § 4740 et seq. \(Davis-Stirling Act\)](#) (click to view statute)

- **3. Condo Association Rules** (Cal. Civ. Code § 4740; Davis-Stirling Act)

■ *Legal Reference:* [Cal. Civ. Code § 4740; Davis-Stirling Act](#) (click to view statute)

- **4. Zoning Compliance** (Local zoning ordinances; Cal. Gov. Code § 65850)

■ *Legal Reference:* [Local zoning ordinances; Cal. Gov. Code § 65850](#)

7. PET POLICIES

- **1. Pet Permissions** (No specific California statute; contractual; Cal. Civ. Code § 1942.5 (retaliation))

■ *Legal Reference:* [No specific California statute; contractual; Cal. Civ. Code § 1942.5 \(retaliation\)](#)

- **2. Pet Deposits & Fees** (Cal. Civ. Code § 1950.5)

■ *Legal Reference:* [Cal. Civ. Code § 1950.5](#) (click to view statute)

- **3. Pet Rent** (No specific statute; contractual)

■ *Legal Reference:* [No specific statute; contractual](#)

- 4. Breed Restrictions (No specific state statute; local ordinances may apply)

■ *Legal Reference: No specific state statute; local ordinances may apply*

- 5. Service Animals (Federal ADA; Fair Housing Act; Cal. Gov. Code § 12927 (FEHA))

■ *Legal Reference: [Federal ADA](#); [Fair Housing Act](#); [Cal. Gov. Code § 12927 \(FEHA\)](#) (click to view statute)*

- 6. Emotional Support Animals (ESAs) (Fair Housing Act; Cal. Civ. Code § 54.1; AB 468 (2021))

■ *Legal Reference: [Fair Housing Act](#); [Cal. Civ. Code § 54.1](#); [AB 468 \(2021\)](#) (click to view statute)*

- 7. Pet Addendums (No specific statute; contractual best practice)

■ *Legal Reference: No specific statute; contractual best practice*

- 8. Pet Damage Liability (Cal. Civ. Code § 1950.5 (deductions); general negligence)

■ *Legal Reference: [Cal. Civ. Code § 1950.5 \(deductions\)](#); [general negligence](#) (click to view statute)*

8. PROPERTY CONDITIONS & HABITABILITY

- 1. Habitability Standards (Cal. Civ. Code § 1941.1 (implied warranty of habitability); Health & Safety Code §§ 17920.3, 17920.10)

■ *Legal Reference: [Cal. Civ. Code § 1941.1 \(implied warranty of habitability\)](#); [Health & Safety Code §§ 17920.3, 17920.10](#) (click to view statute)*

- 2. Essential Services (Cal. Civ. Code § 1941.1 (habitability requirements); § 789.3 (utility shutoff))

■ *Legal Reference: [Cal. Civ. Code § 1941.1 \(habitability requirements\)](#); [§ 789.3 \(utility shutoff\)](#) (click to view statute)*

- 3. Repair & Maintenance (Cal. Civ. Code § 1941 (landlord repair obligation); § 1942 (tenant repair & deduct remedy))

■ *Legal Reference: [Cal. Civ. Code § 1941 \(landlord repair obligation\)](#); [§ 1942 \(tenant repair & deduct remedy\)](#) (click to view statute)*

- 4. Repair & Deduct (Cal. Civ. Code § 1942 (repair and deduct remedy))

■ *Legal Reference: [Cal. Civ. Code § 1942 \(repair and deduct remedy\)](#) (click to view statute)*

- 5. Constructive Eviction (Case law; Cal. Civ. Code § 1927 (covenant of quiet enjoyment))

■ *Legal Reference: [Case law](#); [Cal. Civ. Code § 1927 \(covenant of quiet enjoyment\)](#)*

- 6. Mold & Environmental Hazards (Health & Safety Code § 26147 (mold disclosure); Cal. Civ. Code § 1941.1 (habitability))

■ *Legal Reference: [Health & Safety Code § 26147 \(mold disclosure\)](#); [Cal. Civ. Code § 1941.1 \(habitability\)](#) (click to view statute)*

● **7. Bed Bugs** (Cal. Civ. Code § 1954.603 (bedbug information))

■ *Legal Reference: [Cal. Civ. Code § 1954.603 \(bedbug information\)](#) (click to view statute)*

● **8. Lead-Based Paint** (Federal - 42 U.S.C. § 4852d (Residential Lead-Based Paint Hazard Reduction Act))

■ *Legal Reference: [Federal - 42 U.S.C. § 4852d \(Residential Lead-Based Paint Hazard Reduction Act\)](#) (click to view statute)*

● **9. Asbestos Disclosure** (No specific California statute requiring disclosure (commercial buildings only - Cal. Health & Safety Code § 25915))

■ *Legal Reference: No specific California statute requiring disclosure (commercial buildings only - Cal. Health & Safety Code § 25915)*

● **10. Radon Disclosure** (No California statute requiring radon disclosure)

■ *Legal Reference: No California statute requiring radon disclosure*

● **11. Smoke & Carbon Monoxide Detectors** (Health & Safety Code § 13113.7 (smoke alarms); § 17926 (carbon monoxide detectors))

■ *Legal Reference: [Health & Safety Code § 13113.7 \(smoke alarms\)](#); [§ 17926 \(carbon monoxide detectors\)](#)*

9. PROPERTY MANAGEMENT SPECIFIC

● **1. Licensing Requirements** (Cal. Bus. & Prof. Code § 10130 et seq. (Real Estate Law))

■ *Legal Reference: [Cal. Bus. & Prof. Code § 10130 et seq. \(Real Estate Law\)](#) (click to view statute)*

● **2. Trust Account Requirements** (Cal. Bus. & Prof. Code § 10145; DRE Regulations)

■ *Legal Reference: [Cal. Bus. & Prof. Code § 10145; DRE Regulations](#) (click to view statute)*

● **3. Property Manager Disclosure** (Cal. Civ. Code § 1962)

■ *Legal Reference: [Cal. Civ. Code § 1962](#) (click to view statute)*

● **4. Owner Disclosure** (Cal. Civ. Code § 1962; § 1962.5)

■ *Legal Reference: [Cal. Civ. Code § 1962; § 1962.5](#) (click to view statute)*

● **5. Change of Ownership Notification** (Cal. Civ. Code § 1962.5)

■ *Legal Reference: [Cal. Civ. Code § 1962.5](#) (click to view statute)*

● **6. Property Registration (Local)** (Varies by city (not state requirement))

■ *Legal Reference: [Varies by city \(not state requirement\)](#)*

- **7. Inspection Requirements** (Cal. Civ. Code § 1950.5(f) (pre-move-out inspection); local codes)

■ *Legal Reference:* [Cal. Civ. Code § 1950.5\(f\) \(pre-move-out inspection\); local codes](#) (click to view statute)

10. REPORTING & DOCUMENTATION

- **1. Record Retention** (Cal. Code Civ. Proc. § 337 (4-year written contracts); general business practice)

■ *Legal Reference:* [Cal. Code Civ. Proc. § 337 \(4-year written contracts\); general business practice](#) (click to view statute)

- **2. Rent Payment Records** (Cal. Civ. Code § 1947.3 (payment methods))

■ *Legal Reference:* [Cal. Civ. Code § 1947.3 \(payment methods\)](#) (click to view statute)

- **3. Maintenance Logs** (General business practice; Cal. Civ. Code § 1941 (habitability))

■ *Legal Reference:* [General business practice; Cal. Civ. Code § 1941 \(habitability\)](#)

- **4. Inspection Reports** (Cal. Civ. Code § 1950.5(f) (pre-move-out); § 1950.5(e) (itemized statement))

■ *Legal Reference:* [Cal. Civ. Code § 1950.5\(f\) \(pre-move-out\); § 1950.5\(e\) \(itemized statement\)](#) (click to view statute)

- **5. Lead Paint Records** (Federal - 42 U.S.C. § 4852d; Cal. Health & Safety Code § 17920.10)

■ *Legal Reference:* [Federal - 42 U.S.C. § 4852d; Cal. Health & Safety Code § 17920.10](#) (click to view statute)

- **6. Bedbug Reporting** (Cal. Civ. Code § 1954.600-1954.605; AB 551 (2016))

■ *Legal Reference:* [Cal. Civ. Code § 1954.600-1954.605; AB 551 \(2016\)](#) (click to view statute)

11. RETALIATION & HARASSMENT

- **1. Anti-Retaliation** (Cal. Civ. Code § 1942.5)

■ *Legal Reference:* [Cal. Civ. Code § 1942.5](#) (click to view statute)

- **2. Harassment Prohibitions** (Cal. Civ. Code § 1940.2; § 1954(c))

■ *Legal Reference:* [Cal. Civ. Code § 1940.2; § 1954\(c\)](#) (click to view statute)

- **3. Privacy Violations** (Cal. Civ. Code § 1954; Cal. Penal Code § 647(j) (voyeurism))

■ *Legal Reference:* [Cal. Civ. Code § 1954; Cal. Penal Code § 647\(j\) \(voyeurism\)](#) (click to view statute)

12. SECURITY DEPOSITS

- **1. Security Deposit Limits** (Cal. Civ. Code § 1950.5 (entire security deposit law))
■ *Legal Reference:* [Cal. Civ. Code § 1950.5 \(entire security deposit law\)](#) (click to view statute)
- **2. Security Deposit Storage** (Cal. Civ. Code § 1950.5 (no specific storage requirements))
■ *Legal Reference:* [Cal. Civ. Code § 1950.5 \(no specific storage requirements\)](#) (click to view statute)
- **3. Security Deposit Return** (Cal. Civ. Code § 1950.5(g) (return deadline); § 1950.5(h) (itemized statement))
■ *Legal Reference:* [Cal. Civ. Code § 1950.5\(g\) \(return deadline\); § 1950.5\(h\) \(itemized statement\)](#) (click to view statute)
- **4. Allowable Deductions** (Cal. Civ. Code § 1950.5(b) (permitted uses); § 1950.5(e) (cleaning/repairs))
■ *Legal Reference:* [Cal. Civ. Code § 1950.5\(b\) \(permitted uses\); § 1950.5\(e\) \(cleaning/repairs\)](#) (click to view statute)
- **5. Itemization Requirements** (Cal. Civ. Code § 1950.5(g) (itemization detail))
■ *Legal Reference:* [Cal. Civ. Code § 1950.5\(g\) \(itemization detail\)](#) (click to view statute)
- **6. Penalties for Wrongful Withholding** (Cal. Civ. Code § 1950.5(l) (bad faith damages))
■ *Legal Reference:* [Cal. Civ. Code § 1950.5\(l\) \(bad faith damages\)](#) (click to view statute)
- **7. Walk-Through Inspections** (Cal. Civ. Code § 1950.5(f) (initial inspection); § 1950.5(g)(7) (photos))
■ *Legal Reference:* [Cal. Civ. Code § 1950.5\(f\) \(initial inspection\); § 1950.5\(g\)\(7\) \(photos\)](#) (click to view statute)

13. SPECIAL PROPERTY TYPES

- **1. Mobile Homes** (Cal. Civ. Code § 798 et seq. (Mobilehome Residency Law))
■ *Legal Reference:* [Cal. Civ. Code § 798 et seq. \(Mobilehome Residency Law\)](#) (click to view statute)
- **2. Subsidized Housing** (Federal requirements; Cal. Gov. Code § 12955(p) (source of income))
■ *Legal Reference:* [Federal requirements; Cal. Gov. Code § 12955\(p\) \(source of income\)](#) (click to view statute)
- **3. Student Housing** (No specific state statute; local ordinances may apply)
■ *Legal Reference:* [No specific state statute; local ordinances may apply](#)
- **4. Senior Housing** (Cal. Civ. Code § 51.3 (Unruh Act senior housing); § 51.2)
■ *Legal Reference:* [Cal. Civ. Code § 51.3 \(Unruh Act senior housing\); § 51.2](#) (click to view statute)

● **5. Short-Term Rentals** (No statewide statute; extensive local regulation)

■ *Legal Reference:* [No statewide statute; extensive local regulation](#)

● **6. ADU / Accessory Dwelling Units** (Cal. Gov. Code § 65852.2; AB 68, SB 13 (2019))

■ *Legal Reference:* [Cal. Gov. Code § 65852.2; AB 68, SB 13 \(2019\)](#) ([click to view statute](#))

14. SPECIAL SITUATIONS

● **1. Death of Tenant** (Cal. Civ. Code § 1934; Cal. Prob. Code § 13100 et seq.)

■ *Legal Reference:* [Cal. Civ. Code § 1934; Cal. Prob. Code § 13100 et seq.](#) ([click to view statute](#))

● **2. Foreclosure** (Federal PTFA; Cal. Code Civ. Proc. § 1161a)

■ *Legal Reference:* [Federal PTFA; Cal. Code Civ. Proc. § 1161a](#) ([click to view statute](#))

● **3. Fire/Casualty Loss** (Cal. Civ. Code § 1932(2); § 1933(4))

■ *Legal Reference:* [Cal. Civ. Code § 1932\(2\); § 1933\(4\)](#) ([click to view statute](#))

● **4. Ellis Act Withdrawals** (Cal. Gov. Code § 7060-7060.7 (Ellis Act))

■ *Legal Reference:* [Cal. Gov. Code § 7060-7060.7 \(Ellis Act\)](#) ([click to view statute](#))

● **5. Condemnation** (Cal. Code Civ. Proc. § 1263.010 et seq.)

■ *Legal Reference:* [Cal. Code Civ. Proc. § 1263.010 et seq.](#) ([click to view statute](#))

● **6. Bankruptcy** (11 U.S.C. § 365 (federal bankruptcy law))

■ *Legal Reference:* [11 U.S.C. § 365](#) ([federal bankruptcy law](#))

● **7. Tenant Buyout Agreements** (Cal. Civ. Code § 1946.2(e); local ordinances (SF Admin. Code Ch. 37.9E))

■ *Legal Reference:* [Cal. Civ. Code § 1946.2\(e\); local ordinances \(SF Admin. Code Ch. 37.9E\)](#)

15. TENANT RIGHTS

● **1. Quiet Enjoyment** (Cal. Civ. Code § 1927; § 1954(c))

■ *Legal Reference:* [Cal. Civ. Code § 1927; § 1954\(c\)](#) ([click to view statute](#))

● **2. Guest Policies** (No specific statute; Cal. Civ. Code § 1946.2 (just cause - subletting))

■ *Legal Reference:* [No specific statute; Cal. Civ. Code § 1946.2](#) ([just cause - subletting](#))

● **3. Subletting & Assignment** (Cal. Civ. Code § 1946.2(b)(4); § 1995.010-1995.340)

■ *Legal Reference:* [Cal. Civ. Code § 1946.2\(b\)\(4\); § 1995.010-1995.340](#) (click to view statute)

● **4. Tenant Organizing** (Cal. Civ. Code § 1942.5 (anti-retaliation))

■ *Legal Reference:* [Cal. Civ. Code § 1942.5 \(anti-retaliation\)](#) (click to view statute)

● **5. Withholding Rent** (Cal. Civ. Code § 1942; Green v. Superior Court (1974))

■ *Legal Reference:* [Cal. Civ. Code § 1942; Green v. Superior Court \(1974\)](#) (click to view statute)

● **6. Repair and Deduct** (Cal. Civ. Code § 1942)

■ *Legal Reference:* [Cal. Civ. Code § 1942](#) (click to view statute)

● **7. Domestic Violence Protections** (Cal. Civ. Code § 1946.7; Cal. Code Civ. Proc. § 1161.3)

■ *Legal Reference:* [Cal. Civ. Code § 1946.7; Cal. Code Civ. Proc. § 1161.3](#) (click to view statute)

● **8. Military Service (SCRA)** (Federal SCRA (50 U.S.C. § 3901 et seq.); Cal. Mil. & Vet. Code § 400 et seq.)

■ *Legal Reference:* [Federal SCRA \(50 U.S.C. § 3901 et seq.\); Cal. Mil. & Vet. Code § 400 et seq.](#) (click to view statute)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. Property Registration (Local)** (Varies by city (not state requirement))

■ *Legal Reference:* [Varies by city \(not state requirement\)](#)

● **2. City-Specific Rent Control** (Various local ordinances; Cal. Civ. Code § 1947.12 (statewide))

■ *Legal Reference:* [Various local ordinances; Cal. Civ. Code § 1947.12 \(statewide\)](#)

● **3. HOA Rules** (Cal. Civ. Code § 4740 et seq. (Davis-Stirling Act))

■ *Legal Reference:* [Cal. Civ. Code § 4740 et seq. \(Davis-Stirling Act\)](#)

● **4. Condo Association Rules (Cal. Civ. Code § 4740; Davis-Stirling Act)**

■ *Legal Reference:* [Cal. Civ. Code § 4740; Davis-Stirling Act](#)

● **5. Zoning Compliance (Local zoning ordinances; Cal. Gov. Code § 65850)**

■ *Legal Reference:* [Local zoning ordinances; Cal. Gov. Code § 65850](#)

For the most current information, always consult official state sources.

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Document ID: CA-COMP-20261001