

# California Landlord Tenant Rights Checklist (2026)

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## 1. Rent & Lease Rules

- Rent increase follows **5% + inflation (max 10%)** rule
  - Proper notice given before rent increase (30 or 90 days)
  - Written lease agreement signed (recommended for 1+ year)
  - Lease includes rent, deposit, rules, and responsibilities
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## 2. Habitability & Property Condition

- Property has working:
    - Plumbing
    - Heating
    - Electricity
    - Locks
    - Refrigerator
    - Stove / oven
  - Unit is safe, clean, and livable
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## 3. Repairs & Maintenance

- Urgent repairs handled immediately
  - Other repairs completed within ~30 days
  - Appliances (fridge, stove) repaired or replaced if broken
  - Tenant reports issues on time
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## 4. Security Deposit Rules

- Deposit limited to 1 month rent (most cases)
  - Small landlord exception checked (if applicable)
  - Deposit returned within 21 days
  - Itemized deductions shared
  
  - Deposit returned electronically if paid online
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## 5. Entry & Privacy Rules

- Landlord gives **24-hour notice** before entry
  - Entry only for valid reasons (repair, inspection, showing)
  - No notice only in emergencies
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## 6. Eviction & Legal Compliance

- Eviction only with **just cause**
  - Proper notice used (3-day, 30-day, or 60-day)
  
  - No illegal eviction actions (like lock changes)
  - Tenant protected if rent delay due to **Social Security issues**
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## 7. Disclosures & Legal Duties

- Required disclosures shared (lead paint, utilities, etc.)
  - No discrimination against tenants
  - No retaliation for complaints or repair requests
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## 8. Tenant Responsibilities

- Rent paid on time
  - Property kept clean and safe
  - Damage avoided beyond normal wear
  - Lease rules followed
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## 9. Important Exceptions to Know

- Some properties are **exempt from rent control**
- Appliance rules apply mainly to **new or updated leases**
- Small landlords may have different **deposit limits**