



City of East Palo Alto
Rent Stabilization Program
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**SECTION C: LANDLORD ADDENDUM TO REQUEST FOR ISSUANCE OF
 CERTIFICATE OF MAXIMUM ALLOWABLE RENT**
[Section 1020 of the Regulations]

Submit this form with the Request for Issuance of a Certificate of Maximum Allowable Rent for each properly registered rental unit regulated by the Rent Stabilization Ordinance.

Rental Property Address:
Rental Unit Address:

To facilitate determination of the eligibility of for Annual General Adjustments in rent and for the issuance of a certificate of Maximum Allowable Rent upon request, which eligibility determination can be appealed by either the landlord or the tenant, please complete the following (attach additional pages or documents if more space is needed.)

1. The condition of this rental unit complies with the State’s “Warranty of Habitability” standards in California Civil Code 1941.1 (see appendix below):

Yes No

If this unit is not in compliance with the State’s “Warranty of Habitability” standards in California Civil Code 1941.1, please explain:

2. Any and all repairs ordered by the City for this unit and common facilities of the building in which the rental unit is contained have been completed:

Yes No

If all repairs order by the City have not been completed, please explain:

Declaration: I hereby under penalty of perjury declare that all the information in this Landlord Addendum to a Request for Certificate of Maximum Allowable Rent Form is true and correct to the best of my knowledge and belief.

Print Name	Signature	Date
Title		

Appendix: California "Warranty of Habitability"

California Civil Code (as of May 8, 2012)

A dwelling shall be deemed untenable for purposes of Section 1941 if it substantially lacks any of the following affirmative standard characteristics or is a residential unit described in Section 17920.3 or 17920.10 of the Health and Safety Code:

(a) Effective waterproofing and weather protection of roof and exterior walls, including unbroken windows and doors.

(b) Plumbing or gas facilities that conformed to applicable law in effect at the time of installation, maintained in good working order.

(c) A water supply approved under applicable law that is under the control of the tenant, capable of producing hot and cold running water, or a system that is under the control of the landlord, that produces hot and cold running water, furnished to appropriate fixtures, and connected to a sewage disposal system approved under applicable law.

(d) Heating facilities that conformed with applicable law at the time of installation, maintained in good working order.

(e) Electrical lighting, with wiring and electrical equipment that conformed with applicable law at the time of installation, maintained in good working order.

(f) Building, grounds, and appurtenances at the time of the commencement of the lease or rental agreement, and all areas under control of the landlord, kept in every part clean, sanitary, and free from all accumulations of debris, filth, rubbish, garbage, rodents, and vermin.

(g) An adequate number of appropriate receptacles for garbage and rubbish, in clean condition and good repair at the time of the commencement of the lease or rental agreement, with the landlord providing appropriate serviceable receptacles thereafter and being responsible for the clean condition and good repair of the receptacles under his or her control.

(h) Floors, stairways, and railings maintained in good repair.

(i) A locking mail receptacle for each residential unit in a residential hotel, as required by Section 17958.3 of the Health and Safety Code.