

## Sources for Information

City of Fresno Code Enforcement  
2600 Fresno Street | Fresno, CA  
Phone: 559-621-8003

[www.fresno.gov/darm/code-enforcement](http://www.fresno.gov/darm/code-enforcement)

### City Attorney's Office

2600 Fresno Street | Fresno, CA  
Phone: 559-621-7500

[www.fresno.gov/cityattorney](http://www.fresno.gov/cityattorney)

### Central California Legal Services

2115 Kern Street | Fresno, CA  
Phone: 800-675-8001

[www.centralcallegal.org](http://www.centralcallegal.org)

### Fresno County Health Department

1221 Fulton Mall | Fresno, CA  
Phone: 559-600-3200

### California Department of Public Health

Phone: 916-558-1784

### Fresno Housing Authority

1331 Fulton Mall | Fresno, CA  
Phone: 559-443-8400

### Goals of Code Enforcement

- Improve neighborhoods and increase livability
- Create safe and healthy conditions
- Remove blight
- Provide consistent enforcement
- Respond timely to resident complaints
- Obtain code compliance

### A.S.E.T. Mission (Anti-Slum Enforcement Team)

- Compel property owners to provide safe and habitable housing
- Comprehensive code enforcement including expedited voluntary compliance, civil litigation, and criminal prosecution, if necessary
- Educate Landlords and Tenants

The logo for the City of Fresno, featuring the text "City of" in a small font above the word "FRESNO" in a larger, bold, blue font. To the right of "FRESNO" is a stylized sunburst icon.

## Rental Housing Information

Landlord and Tenant  
Responsibilities

**City of Fresno**

**559-621-CITY (2489)**

2600 Fresno Street  
Fresno, CA 93721  
<https://www.fresno.gov>

**The Mission of City Code Enforcement is to Help to Improve Rental Housing Living Conditions.**

**City Employees Do Not Inquire or Become Involved in Immigration Issues.**

### **LANDLORD RESPONSIBILITIES**

- Provide dwelling units that meet all health & safety habitability standards, including:
  - Heat
  - Hot and cold running water
  - Locking doors and windows
  - Sealed up from exterior elements
  - Adequate security
  - Adequate ventilation and natural lighting
  - Working kitchen sink, toilet, wash basin, and bathtub or shower
  - Working smoke detectors in all units
  - Floors, walls, ceilings, roofs, stairways, and railings in good repair
  - Trash receptacles in good repair
  - Electrical system and lighting
  - Safe fire and emergency exits
  - Absence of lead hazards
  - Absence of visible mold
  - Absence of insect, vermin, or rodent infestation
- Provide a locking mailbox for each unit
- Provide operable dead bolt locks for main entry doors
- Provide working telephone jack and wiring
- Make all necessary repairs within a reasonable time to maintain habitability standards
- Provide Tenant with reasonable advance notice before entering unit
- Do not retaliate against Tenant for reporting substandard conditions
- Obey all federal, state, and local laws



Report Code Violations online using  
the FresGO app  
or by calling 559-621-2489

### **RETALIATION IS AGAINST THE LAW**

A Landlord may not increase rent, evict, or threaten to evict a Tenant for exercising a legal right, such as requesting repairs or reporting substandard conditions to authorities (Ca. Civil Code 1942.5).

Tenants must take care of their unit and pay rent as required.

Landlords or Tenants may protect their rights by contacting an attorney and/or filing a civil action.

### **TENANT RESPONSIBILITIES**

- Take reasonable care of the unit and common areas and keep them clean and sanitary
- Make all repairs of damage caused by Tenant or Tenant's guests, Tenant's pets, Tenant's children, or Tenant's lack of ordinary care
- Comply with terms of a written lease
- Do not allow conditions that would attract pests or vermin, such as leaving food out
- Use and operate gas, electrical, and plumbing fixtures properly
- Dispose of trash and garbage in a clean and sanitary manner
- Do not damage the premises or allow anyone else to do so
- Do not disturb occupants of nearby units
- Use the premises as a place to live, and use the rooms for their intended purposes
- Notify the Landlord of necessary repairs
- Allow the Landlord to repair any defects
- Do not allow any criminal or nuisance behavior at the property
- Pay rent as agreed
- Obey all federal, state, and local laws