



LOS ANGELES COUNTY RENTAL HOUSING HABITABILITY PROGRAM

ENVIRONMENTAL HEALTH DIVISION | 5050 COMMERCE DRIVE, BALDWIN PARK, CA 91706-1423
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NOTICE TO OWNERS OF RENTAL HOUSING PROPERTY IN THE ALTADENA AND PALISADES AREAS

California law requires owners of rental property to maintain their rental housing property and units in a manner that meets housing health and safety standards. The Eaton and Palisades fires created significant amounts of smoke and ash that may have deposited downwind from the fires. Air quality measurements during the fire found that the smoke contained toxins. The smoke may have infiltrated rental housing buildings and units that were in or near the burn areas.

To meet state housing health and safety standards, landlords must remediate hazardous ash, soot and smoke damage from rental properties and units and maintain rental housing units in a safe and habitable condition. The presence of noticeable smoke damage, including fire-related ash and soot in and around a rental housing property and a lingering smell of smoke, presents a health and safety risk to residents. For wildfire smoke damage, ash, or soot in or around your rental housing property or unit(s), the rental housing property owner must take steps to safely remove these hazards.

If your rental housing property was impacted by smoke or ash from the fires, you must mitigate these impacts to insure the health of your building and property. Public Health recommends that landlords and rental property managers hire certified professionals (i.e. Environmental Consultants / Industrial Hygienists) to evaluate the fire's impact to your rental property and conduct testing for and cleanup of contaminants, as indicated. These experts can offer services and guidance on safe removal, handling, and disposal.

The County of Los Angeles' Rental Housing Habitability program is authorized to inspect rental housing units in the unincorporated area of the County for compliance with health and safety standards, and as such, respond to tenant complaints regarding smoke damage and the presence of ash or soot.

If the inspector observes smoke damage, and/or the presence of ash or soot, the inspector will provide an order to the landlord to take all necessary actions to remove wildfire ash and soot and mitigate smoke damage in and around the rental housing property and unit(s), and maintain the rental units in a safe, habitable condition that does not present a health and safety risk to residents. This includes retaining a certified professional to assess the building systems and/or the building structure for fire and smoke impacts, perform testing as warranted by exposures to fire debris and/or ash, soot, and smoke, and perform necessary mitigation measures.

Failure to comply with any orders may result in further legal action.

The County's Rental Housing Habitability Program may be reached at (880) 700-9995 (select option 3) or via email at DPH-RHHP@ph.lacounty.gov.

For more information, please visit: www.ph.lacounty.gov/rhhp.