

The Legal Standard for Repairs: Warranty of Habitability

Landlords have the responsibility to maintain residential rental property and repair any defects. Under most state law, there is an implied warranty of habitability, which is defined as the minimum standard for decent, safe, sanitary housing suitable for human habitation. This warranty applies throughout the lease. Most jurisdictions that ordinances or laws that require owners of real property to maintain the property and make any necessary repairs. These codes typically require that any rental property offered by a landlord must meet the minimum standards established in the codes. The landlord's obligation is to deliver the rental property to the tenant in compliance with the housing codes and to maintain compliance with the housing codes throughout the time the tenant has possession of the rental property.

This information is not intended to replace legal advice but instead to serve as a reference for further investigation. Landlord-Tenant Laws vary from state to state. It is provided as a courtesy, and the publisher will not be held liable for the correctness or legality of the provided information.