EFFECTIVE COCKROACH CONTROL
(Multi-Unit Residential Property)

Landlord Responsibilities

Section 17922(1) of the California Health & Safety Code (UHC) requires that landlords maintain their premises pest free. The Code also requires that tenants cooperate in the pest control activities so that the control is effective.

The following measures are considered “adequate” for controlling cockroach infestations in multi-unit properties:

1. Pest control treatments are to be “building by building”, meaning all units in a building are to be treated on the same day preventing movement of insects from one unit to another.

2. Treatment to include a pesticide considered effective for cockroach, a juvenile growth hormone and a bait effective for cockroach control.

3. Adequate notice to be given to tenants to prepare for treatment according to pest control company recommendations.

4. Any tenant objecting to pest control activities is to be informed that refusing treatment or failing to prepare for treatment is a violation of law and can be cited by Health Department.

If, upon reinspection, a significant cockroach infestation still exists and it is determined that Steps #1 to #4 have not been complied with, it is the option of the Health Department to require more severe control measures such as gas fumigation (Methyl Bromide, etc.) To complete pest control activities.

Failure to comply with Steps #1 through #4 or gas fumigation as ordered is to be considered violation of the State Housing Law, if cockroach control is not achieved.