

Tenant Balcony Safety & Inspection Checklist

If you live in a multi-unit building with balconies, walkways, stairways, or decks that are 6+ feet above ground, your property may be legally required to undergo safety inspections under California laws SB 326 and SB 721.

Use this checklist to advocate for an inspection and stay proactive in protecting your home and community.

Step 1: Know Your Rights

- Check if your building qualifies: Do you live in a condo (HOA) or an apartment with at least 3 units and raised balconies/walkways/stairs?
- SB 721 (for rentals): Your landlord is required to have inspections completed by January 1, 2026.
- SB 326 (for condos): HOA boards must inspect by January 1, 2025.
- Inspections must be done by a licensed engineer or architect, and reports must be shared with ownership.

Step 2: Check for Warning Signs

Inspect your balcony or raised walkways/staircases for:

- Cracks in walls or flooring
- Loose railings or guardrails
- Signs of wood rot, soft spots, or sagging surfaces
- Rust, corrosion, or water damage
- Wobbling or creaking when walked on
- Missing bolts or visibly unsafe supports

Take photos of any concerning areas.

Step 3: Talk to Your Landlord or Property Manager

Use your findings to request action:

- Ask if your building has had its SB 721/SB 326 inspection.
- Share any photos or safety concerns.
- Mention that **failure to comply could lead to fines or liability** if someone is hurt.
- Let them know you found **DrBalcony**—an independent firm that **only does inspections**, ensuring no conflict of interest.

Step 4: Contact Your City/County Code Enforcement (if needed)

If your landlord doesn't respond or refuses to take action:

- Report your concerns to your local code enforcement office.**
- Mention you believe your building is subject to **SB 721/SB 326** and you feel unsafe.
- Provide any photos and explain that an inspection has not yet occurred.

Step 5: Get Informed & Take Action

- Visit [DrBalcony.com](https://www.DrBalcony.com) to learn more about the law.
- Join a **free tenant rights & safety webinar** hosted by DrBalcony.
- Print or email this checklist to neighbors to build collective action.