COUNTY OF MARIN

DEPARTMENT OF
HEALTH AND HUMAN SERVICES
Promoting and protecting health, well-being, self-sufficiency, and safety of all in Marin County.

MARIN COUNTY PUBLIC HEALTH
ADVISORY

Issued by: Lisa M. Santora, MD, MPH, Public Health Officer **Date:** November 23, 2026

Flood Preparedness for Multi-Family Residential Properties

Audience & Purpose

Intended Audience:
Owners and managers of multi-family residential properties in Marin County, particularly properties susceptible to flooding, high tides, or access disruption.
Purpose:
Reinforce landlord health and safety responsibilities and connect property owners and managers with resources and actions to deploy immediately and maintain throughout the 2026-27 winter season. No Public Health Order is being issued at this time.

Summary

Marin County is facing recurring flood risk from winter storms, saturated soils, and high tides. Multi-family property owners and managers should use County emergency and preparedness resources now - before conditions worsen - and maintain property-specific readiness throughout the winter season. Early action can reduce avoidable disruptions to access, utilities, parking, elevators, and resident safety.

This Public Health Advisory reinforces existing landlord duties and provides practical preparedness actions and resources. It is nonbinding and does not create new legal requirements. No Public Health Order is being issued at this time.

Landlord Responsibilities Under California Law

Maintain safe, habitable housing. Civil Code §§ 1941 and 1941.1 require effective waterproofing/weather protection and require plumbing and electrical systems to be maintained as required by law. Health and Safety Code § 17920.3 identifies substandard conditions including ineffective waterproofing, dampness, unsafe building systems, and inadequate or unsafe exits.

Provide required flood disclosures. Government Code § 8589.45 applies to residential leases or rental agreements entered into on or after July 1, 2018. When an owner has actual knowledge that a property is in a special flood hazard area or area of potential flooding, that fact and the other statutory notices must be disclosed.

Public Health recommendation. Marin County Public Health strongly recommends advance resident communication and seasonal flood preparedness. This advisory does not expand existing legal duties or replace other applicable state or local requirements.

Key Information
1. **Act now:** Current high-water conditions and additional winter storms can cause localized flooding and access disruption. Prepare before water begins rising.
2. **Meet the legal baseline:** Address water intrusion, weather protection, unsafe exits, and building-system failures that may make housing unsafe or untenantable.
3. **Use County resources:** Make AlertMarin, the Emergency Portal, ReadyMarin, the County flooding page, sandbag locations, and hazard information part of property operations.
4. **Stay ready all season:** Maintain a property flood plan, on-call contacts, tested equipment, supplies, and resident communication procedures throughout the 2026-27 winter season.

Act Now: Before the Next Storm or High Tide

Marin County Public Health recommends that property owners and managers activate these resources and actions before conditions worsen:

1. **Use alerts and the current operating picture.** Enroll property and on-call staff in AlertMarin and keep property addresses current. Check the Marin County Public Emergency Portal for verified flooding, road, evacuation, and shelter information. Encourage residents to enroll in AlertMarin.
2. **Know the property risk and get supplies early.** Use the County's Flooding in Marin page, ReadyMarin flood preparedness and severe-weather information, and Marin County Flood Mapping Tool to assess flood risk to the property and access routes, locate sandbags before demand peaks, and report blocked storm drains or non-emergency flooding to the responsible jurisdiction.
3. **Protect the property before water rises.** Clear private gutters, drains, and downspouts; test sump pumps and drainage systems; protect lower levels and utilities where feasible; move vehicles and valuables from known flood-prone areas; and keep required exits and emergency access clear.
4. **Anticipate building-system failures.** Monitor National Weather Service forecasts and PG&E outage information. Plan for impacts to elevators, gates, pumps, lighting, communications, and other systems if power or access is disrupted.
5. **Notify residents early.** When property-specific impacts are reasonably anticipated, share expected timing, affected entrances or parking areas, vehicle relocation needs, elevator or utility disruptions, alternate access, protective actions, and a 24/7 management contact. Direct residents to AlertMarin and the Public Emergency Portal for official instructions.

Maintain Throughout the 2026-27 Winter Season

1. **Keep a simple property flood plan.** Identify known flood points, alternate entrances and exits, protected parking, utility shutoffs, equipment locations, and decision points for resident notification.
2. **Maintain 24/7 contacts and vendor readiness.** Pre-arrange contacts for drainage/plumbing, electrical, elevator, restoration, tree, and other property services that may be needed quickly.
3. **Inspect, test, and restock before forecast events.** Keep drains and gutters clear; test sump pumps, backup power if present, emergency lighting, elevators, and access systems; and maintain appropriate flood-response supplies.
4. **Refresh risk information before each major event.** Recheck the Marin hazard map, ReadyMarin guidance, forecasts, high-tide periods, access routes, and sandbag availability rather than relying on a one-time seasonal review.
5. **Maintain accessible resident communications.** Use plain language and multiple channels where feasible, provide translated or accessible formats as appropriate, and maintain a process for disability-related accommodation requests. Property managers are not expected to provide emergency rescue or evacuation services.
6. **After flooding, control access and correct unsafe conditions promptly.** Keep residents away from standing water, sewage, electrical hazards, unsafe exits, and damaged structures. Use qualified professionals to assess and repair water intrusion, electrical/plumbing damage, dampness or mold, and other hazards; keep insurance and recovery contacts readily available.

Resource Quick Links

- Marin County Flooding - conditions, reporting, sandbags
- Marin County Public Emergency Portal - current emergency information
- Know Your Risk - property and access hazards
- NWS Bay Area - forecasts and warnings
- AlertMarin - emergency alerts
- ReadyMarin Weather Together - winter preparedness
- Emergency Sandbags - locations and guidance
- PG&E Outage Center - power outages

Distribution: Multi-family property owners and managers, local jurisdictions, housing partners, property management associations, community organizations, and emergency preparedness partners.

Contact: Marin County Public Health | 415-473-4163 | hhs.marincounty.gov/divisions/public-health