

**A COMPARATIVE VIEW OF THE MINIMUM STANDARDS OF  
HABITABILITY IN ROMANIA AND IN THE STATE  
OF MASSACHUSETTS (U.S.A)**

**Szilárd SZTRANYICZKI\***

**ABSTRACT:** *One of the landlord's main obligations, that derives from a contractual basis, is to maintain the rental space in the appropriate condition for use. When the rental space is used for living, the appropriate condition for use automatically means that the rental space has to be habitable. The present article offers a comparative view of the minimum housing standards for health and safety, that derive from Romanian laws and the laws of the State of Massachusetts.*

**KEYWORDS:** *standards of habitability; obligations; contractual basis; Romania laws; laws of the State of Massachusetts.*

**JEL CODE:** *K1, K12, K32.*

---

\* Phd Assistant Professor at Sapientia University, Department of Law; ROMANIA.

<sup>1</sup><http://www.euro.who.int/en/health-topics/environment-and-health/Housing-and-health/housing-and-health>

<sup>2</sup> Law nr.114/1996, annex nr.1.