TENANT PROTECTION ACT LEASE ADDENDUM

Civil Code sections 1946.2 and 1947.12

Landlord

Tenant(s)

Premises address

Date of lease or rental agreement

Date of this addendum

Check ONE box. This addendum is made part of the lease or rental agreement identified above.

OPTION A: PROPERTY COVERED BY THE TENANT PROTECTION ACT

☐ The following notice is given as required by Civil Code section 1946.2(f):

California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.

OPTION B: EXEMPT SINGLE FAMILY HOME OR CONDOMINIUM

☐ Use only if the Premises are separately alienable from any other dwelling unit (such as a single family home or condominium) and the owner is not a REIT, a corporation, or an LLC with at least one corporate member. Notice under Civil Code sections 1946.2(e)(8)(B)(i) and 1947.12(d)(5)(B)(i):

This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.

For leases signed or renewed on or after July 1, 2020, the exemption notice must be included in the lease itself or in an addendum like this one signed by the tenant. Local ordinances may still apply even when the state law does not.

SIGNATURES

Landlord signature

Date

Tenant signature

Date

Tenant signature

Date