

MANDATORY LANDLORD DISCLOSURES IN CALIFORNIA & DAVIS

Disclosure	Applicable to:	Notes
Asbestos	Any building built before 1979 where the owner has knowledge of asbestos.	Landlords are strongly urged to disclose the presence of asbestos whenever they discover or reasonably suspect the presence of asbestos at the property.
Bed Bugs	All units	Landlords must provide written information about bed bugs using language specified in Civ. Code §§ 1954.603 . This document must provide info about how to report bed bug infestations.
Death	Any unit with a death in the past three years.	If an occupant died on the property within 3 years, the landlord must disclose this fact, but they are not required to share the cause of death. Landlords are not required to disclose that an occupant of that property was living with human immunodeficiency virus (HIV) or died from AIDS-related complications. (Cal. Civ. Code § 1710.2.)
Demolition Permit	Any property with plans for demolition that will affect tenancy.	Landlords or their agents who have applied for a permit to demolish a rental unit must give written notice of this fact to prospective tenants, before accepting any deposits or screening fees. (Cal. Civ. Code § 1940.6.)
Flood Zone	All units in a flood zone.	In leases signed after July 1, 2018, landlord must disclose that the property is in a special flood hazard area or an area of potential flooding. Disclosure must advise tenant that additional information can be found at the Office of Emergency Services' website, and must include the Internet address for the MyHazards maintained by the Office. Disclosure must advise tenant that owner's insurance will not cover loss to tenant's property, and must recommend that tenant consider purchasing renter's insurance. Disclosure must note that the owner is not required to provide additional information. (Cal. Gov't. Code § 8589.45.)
Landlord Contact Information	All new leases or when the tenant requests it upon renewal, or when there is a new owner or manager	California landlords must provide in writing their full name, phone number and address as well as instructions for how rent is to be paid.
Lead-Based Paint	Any property built before 1978 must provide information about	The landlord must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling before the tenant signs the rental agreement. The landlord must also give the tenant a copy of the federal government's pamphlet, " Protect Your Family From Lead

	concentrations of lead paint.	in Your Home ”, before the tenant signs the rental agreement.
Methamphetamine and Fentanyl	All units where the landlord has knowledge of a possible drug contamination AND remediation has not completed.	If a property has been contaminated and is subject to a remediation order, landlord must provide written notice of and a copy of the order to all prospective tenants who have submitted an application. The tenant has to acknowledge receipt of the notice in writing before signing a rental agreement, and the landlord must attach the notice to the rental agreement. If a landlord fails to provide this notice, the prospective tenant can void the rental agreement.
Military Ordnance	Any properties within one mile of testing site.	Tenants shall be notified of any former federal or state ordnance locations in case there may be potentially explosive munitions. (Cal. Civ. Code Chap. 2, Section 1940.7)
Mold	All units with known mold.	Landlords must also distribute to prospective tenants (before they enter into the lease or rental agreement), Information on Dampness and Mold for Renters in California , developed by the State Department of Health Services, describing the potential health risks from mold. (Cal. Health & Safety Code § 26148.)
Move In/Out Inspection Checklist	All units in the City of Davis	Within five business days of the commencement of a tenancy, the owner/agent and tenant(s) shall conduct an inspection of the property using the Move In/Move Out Checklist provided by the City or on a form approved by the City. Within ten days of completion of the move-in inspection, the owner shall provide a copy of the completed and signed rental housing move-in inspection form to each tenant. The signed form does not need to be submitted to the city, but should be retained by the owner and the tenant(s) for the duration of the tenancy.
Organics Recycling Notification and Annual Education Requirements	Multi-family complexes	Multi-family complexes must provide an adequate number of correct size and type and location of containers with the correct colors or self-haul organic waste to an approved composting facility. Owners must provide tenants information on organic waste collection within 14 days of occupancy. City of Davis has a two-page Waste and Recycling Guide you can use. Owners must annually educate employees and tenants on sorting.
Pest Control:	All units where pesticides are applied.	Must described the pest to be controlled, the pesticide(s) proposed to be used and the active ingredient(s), the frequency of the treatment and a written warning with specific language about the potential risks of pesticide exposure. See (Cal. Civ. Code § 1940.8; Cal. Bus. & Prof. Code § 8538.) for the language required.

Renters' Rights & Responsibilities	All units in the City of Davis	Prior to commencement of a tenancy and/or lease renewal of a rental unit, owner must provide tenant(s) with information regarding tenant rights and responsibilities on a form provided (Renters' Rights & Responsibilities) by or approved by the City of Davis.
Sex Offender Registry	All units	Landlords must include the following: "Notice: Pursuant to Section 290.46 of the Penal Code , information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov . Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides." (Cal. Civ. Code § 2079.10a.)
Shared Utility Meters	All units with shared utility meters.	Landlords must disclose how utility fees are applied and must detail how they are divided up. (Cal. Civ. Code § 1940.9.)
Smoking Policy	Any property imposing a smoking policy.	If the landlord prohibits or limits the smoking of tobacco products on the rental property, the lease or rental agreement must include a clause describing the areas where smoking is limited or prohibited
Tenant Protection Act	All units	Tenants must be notified of their rights under the Tenant Protection Act. Owners claiming an exemption under the Tenants' Protection Act must also provide notice to the tenant or the tenant will receive the protections afforded under the Tenant Protection Act. There is specific language that must be included in a lease addendum and can be found in the California Tenants' Handbook .
Water Sub-metering	All units with where the owner does not meter each unit, but uses a formula to allocate water & sewer utility charges.	Landlords must provide potential tenants with certain information about their system, including: the estimated monthly bill for water, how the bills for water service should be paid, when extra charges that may be incurred, any late fees, and how to handle any problems with service.

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