

The Rutter Group California Practice Guide: Landlord-Tenant

What's New or Updated 2025

For the 2025 Edition of *Landlord-Tenant*, the authors have added new material and/or updated existing material based on new case law and statutory developments, including, but not limited to, the following subjects:

- Requirements and restrictions on rental applications and agreements, including application screening fees and providing copies of credit reports
- Calif. Supreme Court decisions on co-tenancy provisions as a valid method of alternative performance, public policy bar to enforcement of exculpatory agreements, and bringing CCP §473(d) motions for void judgment
- Discrimination based on any combination of protected characteristics under the Unruh Act and the FEHA
- Statutory developments involving security deposits, including return of security to service members, photo documentation, itemization of cleaning/repair costs, and bar on claims where landlord, in bad faith, fails to comply with Civ.C. §1950(h)
- Expansion of protections for "qualified commercial tenants" with certain commercial leases, including requiring foreign translations for leases, procedures and notices for changing rental terms, 30/60-day termination notices, limitations on landlord's recovery of building operating costs
- Mandatory disclosures of additional fees, cleaning requirements and penalties for violations related to short-term lodging listings
- Special notices and procedures for property left in self-service storage facilities after tenancy ends
- Month-to-month holdover tenancies created by accepting rent after lease expiration under Civ.C. §1945
- Extension of defendant's time to respond to UD pleadings to 10 days after service
- Procedures for demurrers and motions to strike, including provisions on hearings, oppositions and replies

Please refer to the "Update highlights and filing (PDF)" for a more comprehensive summary of the most significant developments in this edition.