

# **The Rutter Group California Practice Guide: Landlord-Tenant**

## **What's New or Updated 2026**

For the 2026 Edition of ***Landlord-Tenant***,<sup>2</sup> 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:

- Prohibited conduct in anti-SLAPP litigation in wrongful eviction cases and jurisdictional limits in SLAPPback cases
- Security deposit refund procedures, including for electronic refunds, itemized statements, and units with multiple adult tenants
- New habitability requirements, including requirements for stoves and refrigerators maintained in good working order
- Negligence per se claims based on failure to meet updated building code requirements during renovation and window replacement work
- Unlawful detainer pleading and service requirements, including pleading service, reasonable diligence in effecting service, and photographic evidence of attempted service
- Unlawful detainer discovery timing, including when plaintiffs may propound interrogatories, inspection demands, and requests for admission
- Social Security Tenant Protection Act of 2025 protections, including social security hardship as an affirmative defense in residential unlawful detainer actions
- Procedural changes for statements of decision, proposed judgments, and entry of judgments pursuant to CCP §632
- Notice requirements for mobilehome tenancies, including electronic delivery of notices, disclosures for the sale or transfer of the mobilehome, and consequences of disclosure failures
- Notice requirements for removing units from Section 8 use.
- Special rules for floating home marinas in Marin County, including for fees and rent increases

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