



California Apartment Association – 2017 Forms Changes Chart

Mandatory for Members: “Yes” means old forms must be discarded and the new form used due to a change in the law.

“Recommended (Rec)” means the new form contains provisions that are beneficial because they are likely to reduce disputes, protect against liability or otherwise offer additional protection to the member. Members should review what has changed in the form and determine whether or not they want to take advantage of the new provisions. “No” means that members are free to continue use of the old form because any changes are non-substantive. N/A means it is a new form.

Mandatory for Local Associations: “Yes” means that old forms must be discarded and the new form used due to a change in the law. “Recommended” means the new version is more protective of the member. New forms that are “Recommended” for members are “Mandatory-Yes” for Local Associations. “No” means that existing stock of the old form may be sold or used.

Form Codes:

B - Berkeley
F - Fontana
LA – Los Angeles
LP – Large Print
MF – Management Form
N – Three part (carbon copies)
O – Oakland

R – w/Receipt
S – Spanish language
SC – Santa Cruz
SD – San Diego
SJ – San Jose
SV- with Proof of Service
UC – Union City

Form #	Form Name	Description of Change	Reason for Change	Mandatory for Members?	For Local Assns?
1.2	On-site Employee Agreement	Added requirement that employee return all personal property of the employee upon termination; incorporated changes from forms 2.0/2.1 into the occupancy provisions	New law, court case, member requests, staff review	Y	Y
2.0, 2.0-REN, 2.1, 2.1-REN	Rental Agreement (Month-to-Month) Lease Agreement	Added Prohibitions: Payments by Third Parties; Moving or Installing Large Appliances; Use/Cultivation of Marijuana; Use of E-Cigs/Vaping; Storage outside the unit. Clarified: Provisions relating to Hoarding; Use of Parking spaces; Renters Liability Insurance. New provisions: Mandatory bedbug notice; tenant cooperation with needed repairs; no liability for packages left for resident.	New law, court case, member requests, staff review	Y	Y
2.5, 2.5-S	Satellite Addendum	Added “Page ____ of Agreement” to additional pages.	Staff review	N	N

California Apartment Association
980 Ninth Street, Suite 1430
Sacramento, CA 95814

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2.7, 2.7-S	Mold Addendum	Added "Page ____ of Agreement" to additional pages.	Staff review	N	N
7.0 7.1 7.1-SD	30-Day Termination of Tenancy 60-Day Termination of Tenancy 60-Day Termination of Tenancy (San Diego)	Added space to calculate prorated rent due prior to termination	Member request	Rec	Y
11.1	3-Day Notice to Quit for Breach	Removed irrelevant text re: forfeiture	Attorney member request	Y	Y
12.0-MF	Renters Insurance Addendum	Revised form for consistency with rental agreement	Member request, court case	Y	Y
13.0, 13.0-S	Pet Addendum	Clarified provisions re: pet waste. Added "Page ____ of Agreement" to additional pages.	Member request, staff review	Rec	Y
14.0	Waterbed Addendum	Added "Page ____ of Agreement" to additional pages.	Staff review	N	N
15.0, 15.0-S	Pool Addendum	Added "Page ____ of Agreement" to additional pages.	Staff review	N	N
17.1	Asbestos Addendum	Revised formatting	Staff Review	N	N
18.0, 18.0-B	Instructions Only Itemized Disposition of Security Deposit	Clarified mailing instructions	Member request	Rec	Y
28.0, 28.0-S	Day Care Addendum	Added "Page ____ of Agreement" to additional pages.	Staff review	N	N
34.0, 34.0-S	Smoking Addendum	Added "Page ____ of Agreement" to additional pages.	Staff review	N	N
35.0, 35.0-S	Grilling Addendum	Added "Page ____ of Agreement" to additional pages.	Staff review	N	N
36.0, 36.0-S	Bed Bug Addendum	Added text required by new law Added "Page ____ of Agreement" to additional pages.	New Law, Staff review	Y	Y
41.0	Guarantee of Rental Agreement	Clarified continuing guarantee, need to provide a copy to guarantor with a copy of the agreement	Member request	Rec	Y
49.0, 49.0-S	Personal Agriculture Addendum	Added "Page ____ of Agreement" to additional pages.	Staff Review	N	N
60.0	Assistive Animal Packet	Revised Addendum to be consistent with changes to pet addendum	Member request	Rec	Y
60.1, 60.1-S	Assistive Animal Addendum	Revised Addendum to be consistent with changes to pet addendum Added "Page ____ of Agreement" to additional pages.	Member request, staff review	Rec	Y

Form #	Form Name	Description of Change	Reason for Change	Mandatory for Members?	For Local Assns?
61.0 61.1 61.2 61.3 61.4	Instructions only Pesticide Notification – Dwelling Pesticide Notification – Adjacent Pesticide Notification – Common Area Pesticide Notification – Common Area (All Units) Periodic Application of Pesticides by Owner	Revised instructions to remove exception for condominiums. The disclosure is now required for condos.	New law	Y	Y
63.0	Storage Addendum	New Form	Member Request		
64.0	Long-Term Guest Addendum	New Form	Member Request		