



California Apartment Association's Managing Rental Housing Supplement



To Be Used with the Tenth Edition
New Laws for 2021

Listed resources such as papers and forms can be found at www.caanet.org.
Member must be logged into CAA website in order to access.

The COVID-19 Tenant Relief Act “CTRA”

CTRA was enacted on August 31, 2020 and extended by SB 91 (effective January 29, 2021) to stay in effect through June 30, 2021. CTRA provides protections from eviction for residents unable to pay rent and other charges due between March 1, 2020 and June 30, 2021, due to circumstances directly related to the COVID-19 pandemic. It also extends the “just cause” protections of the Tenant Protection Act of 2019, commonly known as AB 1482, to all properties through June 30, 2021. On or before February 28, the landlord must provide residents with COVID-19 rental debt as of February 1, 2021, with a statutory notice about the state’s rental assistance program and extension of the 25 percent balloon payment deadline. The law can be found at Civil Code Section 1179.01. SB 91 also establishes a rental assistance program to cover unpaid rent between April 2020 through March 2021. The law can be found at Section 50897 of the Health and Safety Code.

CAA’s Industry Insight – *AB 3088 – The COVID-19 Tenant Relief Act of 2020*

CAA’s Industry Insight - SB 91 – New State Rental Assistance Program and Extension of COVID-19 Tenant Relief Act

CAA’s CTRA Compliance Page: www.caanet.org/CTRA

Termination of Tenancy – Victims of Violent Crime

Effective January 1, 2021, SB 1190 residents may terminate their tenancy without penalty if they, an immediate family, or household member are a victim of a violent crime or a crime causing emotional injury and the threat of physical injury. This is an expansion of the law that allows victims of domestic violence to terminate their tenancies. The law can be found at Civil Code Section 1946.7.

CAA’s Industry Insight – *Protections for Victims of Domestic Violence and Other Crimes*

CAA Form CA-250 – Fourteen-Day Notice of Intent to Vacate-Domestic Violence and Special Circumstances

Document Translations – Guarantor

California law requires landlords who negotiate with a rental applicant or resident in Spanish, Chinese, Tagalog, Vietnamese, or Korean to provide the applicant or resident specific documents in the language spoken in the negotiation prior to signing the negotiated agreement. Effective January 1, 2021, landlords are required to provide a copy of the Agreement in the negotiating language to a prospective Guarantor. The law can be found at Civil Code Section 1632.

CAA’s Industry Insight – *Foreign Language Rental Agreements and Leases*

CAA Form CA-019 – Guarantee of Rental Agreement

Pesticides Anticoagulants – Rat Poison

Effective January 1, 2021, AB 1788 prohibits the use of second-generation anticoagulant rodenticides (SGARs) with limited exceptions. There is no exception for residential rental properties. The law can be found at Section 12978.7 of the Food and Agricultural Code.

CAA’s Industry Insight – *Pesticides: Notifying Tenants When Spraying Pesticides.*

