

California Landlord Compliance Checklist (2024–2025 Updates)

SB 567 – No-Fault Evictions

- ☐ Move-in will occur within 90 days of tenant vacating
- ☐ Owner or qualifying family member will occupy for at least 12 months
- ☐ Eviction notice includes full name and relationship of person moving in
- ☐ You understand tenants can sue or reclaim the unit if you don't comply

AB 1418 – Crime-Free Housing Restrictions

- ☐ You are not evicting based solely on prior convictions
- ☐ You are not evicting based on frequency of police calls
- ☐ You've removed any "crime-free" housing language from your lease

AB 2747 – Rent Reporting

- ☐ You will offer tenants the option to report rent payments to credit bureaus
- ☐ Offer is included in new leases and provided annually thereafter
- ☐ Any service fee (max \$10/month) is clearly disclosed in writing

SB 611 – Ban on Junk Fees

- ☐ No added fees for notices to pay rent, lease violations, or renewals
- ☐ Lease has been updated to comply with SB 611 restrictions

AB 2801 – Security Deposit Photo Documentation

- ☐ Clear, timestamped photos are taken:
 - ☐ At move-in
 - ☐ At move-out
 - ☐ After cleaning or repairs
- ☐ Photos are shared with tenant if deposit deductions are made
- ☐ Procedures and templates have been updated for compliance

SB 436 – 14-Day Rent Notice (Pending)

- ☐ Prepared to allow 14 days before eviction for nonpayment if law passes
- ☐ Notices and timelines will be updated accordingly

General Best Practices

- ☐ Leases reviewed by a California landlord-tenant attorney in the last 12 months
- ☐ All tenant communication and maintenance is documented in writing
- ☐ Up-to-date on local rent control, eviction, and habitability regulations

This checklist is provided for general educational purposes only and does not constitute legal advice. California housing laws are complex and vary by city and county. Meridian Pacific Properties is not responsible for compliance decisions made by individual landlords. Always consult a qualified attorney to review your lease, notices, and procedures.

For a referral to a California landlord-tenant attorney, contact Brian Conlon at (901) 300-2260.

Read more: <https://meridianpacificproperties.com/california-landlords-at-risk-for-new-violations-important-legislation-for-2025>