

California bed bug disclosure notice (Cal. Civil Code §1954.603)

Free template from certrent.com — replace the [bracketed] parts with your details. This is a template, not legal advice.

CALIFORNIA BED BUG DISCLOSURE NOTICE

(Cal. Civil Code §§ 1954.600–1954.605)

Property address: [Building address], Unit [Apartment/unit]

Owner / Agent: [Owner or agent name]

Tenant(s): [Tenant name(s)]

Date provided: [Date]

California law (Cal. Civil Code § 1954.603) requires every residential landlord to give this written notice to a prospective tenant before a new tenancy begins, and requires the notice to be in at least 10-point type. Unlike New York City's Form NYC-EFFBB, California does not issue a single standardized state form — this document is a plain-language copy that covers the content the statute requires.

BED BUG INFORMATION (required by Civil Code § 1954.603(a)):

Bed bugs are small, flat, reddish-brown insects that feed on blood, are typically active at night, and can be found in mattresses, box springs, bed frames, headboards, and other furniture. They spread easily between units and can be carried in on clothing, luggage, and used furniture. Early detection and prompt reporting greatly reduce the cost and difficulty of treatment. Tenant cooperation with inspection and treatment (including preparing the unit as directed) is essential to eliminating an infestation.

PROCEDURE TO REPORT A SUSPECTED INFESTATION (required by Civil Code § 1954.603(b)):

Tenants who suspect bed bugs must notify the owner or agent in writing as soon as possible at: [Owner/agent name, address, phone, or email for reports]

CURRENT INFESTATION STATUS (Civil Code § 1954.604 — owner may not rent a unit known to have a current bed bug infestation):

☐ Owner/agent has NO knowledge of a current bed bug infestation in this unit.

☐ Owner/agent has knowledge of a current bed bug infestation. Status/treatment: [Details and treatment plan]

INSPECTION HISTORY, IF ANY (Civil Code § 1954.605 — written notice of pest control findings owed to affected tenants within 2 business days of receipt):

☐ No bed bug inspection has been conducted in this unit or building within the last 12 months.

☐ An inspection was conducted. Date: [Date]. Findings: [Findings summary]. Units notified: [Units notified]

Owner / Agent signature: _____ Date: [Date]

[Owner or agent name]

Tenant acknowledgment of receipt: _____ Date: [Date]

[Tenant name(s)]