



California Megan's Law database disclosure (lease rider)

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

CALIFORNIA MEGAN'S LAW DATA BASE DISCLOSURE — LEASE RIDER

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

Owner / Agent: [Owner or agent name]

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

NOTICE — REQUIRED BY LAW (Cal. Civil Code §2079.10a; Cal. Penal Code §290.46)

"Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides."

This notice must appear in the lease or rental agreement in not less than 8-point type. It applies to leases for single-family residential property, and to leasehold interests in multiunit residential property of more than four dwelling units, entered into on or after July 1, 1999 (Cal. Civil Code §2079.10a(a)-(b)).

Owner / Agent signature: _____ Date: [Date]
[Owner or agent name]

Tenant acknowledgment of receipt: _____ Date: [Date]
[Tenant name(s)]

This is a plain-language copy of the required statutory notice — the wording is fixed by Cal. Civil Code §2079.10a and must be reproduced verbatim in at least 8-point type; do not paraphrase it. Landlords may also attach the official California Association of REALTORS® Megan's Law Data Base Disclosure (Form DBD) in place of, or in addition to, including this notice in the lease. This is a template, not legal advice.