

December 2019 Forms Release

Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of December 16, 2019**. For further information, please refer to the C.A.R. web page at: <https://www.car.org/zipform/standard-forms/summary-forms-releases-chart/December-2019-Forms-Release>. Please note that this list is subject to change.

Form Code	Form Name	Replaces	Brief description of form or how the form was revised	OK to use prior revision
BIRN	Notice Regarding Background Investigation Pursuant to California Law	NA	Form satisfies California law that (i) requires consumers be notified if a creditor such as a landlord will obtain certain investigative reports about the consumer (ii) consumers be notified about the right to review such reports. Form is bundled with Application to lease or rent.	NEW
RCJC	Rent Control and Just Cause Addendum	NA	Addendum to address rent cap and just cause eviction restrictions and exemptions if bill addressing these issues becomes law.	NEW
CCPA	California Consumer Privacy Act Advisory	N/A	This form explains that under the law, a person may have the ability to prevent the dissemination of personal information and that information provided in the course or a purchase transaction might be considered personal information. To be used with a listing agreement or purchase agreement.	NEW
SVLA	Seller Vacant Land Advisory	N/A	This form explains to sellers of vacant land that there are disclosure obligations that apply to them as well as contractual obligations. Should be given at time of a listing.	NEW
CML-REL	Commercial Release Agreement	4/09	Language in Paragraph 3 amended to reflect changes to California Civil Code 1542.	NO
CTT	Notice of Change in Terms of Tenancy	11/11	Added a note to landlord regarding new rent cap and just cause eviction law and that this form should not be used if the property is subject to that law. Updated the delivery of notice to better reflect the required procedure for providing this notice. Updated the form to reflect the new law requiring 90-day notice for rent increases over 10%. Added a check box to add the new RCJC addendum. To comply with the requirement under the new rent cap and just cause eviction law.	NO
DRA	Denial of Rental Application	11/11	Form reformatted and language added to address investigative consumer reports which cover items such as eviction status reports and criminal history.	NO
EL	Extension of Lease	11/11	Added a note to seek local counsel if rent control applies. Added a check box to add the new RCJC addendum. To comply with the requirement under the new rent cap and just cause eviction law.	NO
IOA	Interim Occupancy Agreement	1/06	RCJC addendum is automatically included with this form in order to comply with the requirement under the new rent cap and just cause eviction law.	NO
LR	Residential Lease or Month-to-Month Rental Agreement	6/18	New paragraph added to explicitly remind landlord and tenant that statutory protections are given to members of the armed services. For example, a member of the military has the right to terminate a lease if sent out of State or on active duty. RCJC addendum is automatically included with this form in order to comply with the requirement under the new rent cap and just cause eviction law.	NO

LRA	Application to Rent/Screening Fee	6/18	Limits felony history information to previous 7 years and indicates that criminal history information should not be considered until after other factors have been reviewed. Language added by which applicant authorizes landlord to obtain an investigative consumer report in addition to credit check, and receipt of separate form discussing such reports and giving applicant the right to have such reports provided, free of charge.	NO
NTQ	Notice To Quit	11/13	Added a note to landlord regarding new rent cap and just cause eviction law and that this form should not be used if the property is subject to that law. Updated the delivery of notice to better reflect the required procedure for providing this notice. Added two additional reasons for using the form: holdover after sale and fail to cure breach under the new just cause eviction control law. To comply with the requirement under the new rent cap and just cause eviction law.	NO
NTT	Notice of Termination of Tenancy	6/19	Added a note to landlord regarding new rent cap and just cause eviction law and that this form should not be used if the property is subject to that law. Updated the delivery of notice to better reflect the required procedure for providing this notice. To comply with the requirement under the new rent cap and just cause eviction law.	NO
PCQ	Notice to Perform Covenant (Cure) or Quit	12/16	Added a note to landlord regarding new rent cap and just cause eviction law and that this form should not be used if the property is subject to that law. Updated the delivery of notice to better reflect the required procedure for providing this notice. To comply with the requirement under the new rent cap and just cause eviction law.	NO
PRQ	Notice to Pay Rent or Quit	12/16	Updated the delivery of notice to better reflect the required procedure for providing this notice.	YES
RLA	Residential Listing Agreement Exclusive	12/18	Language added to let sellers know broker may contract with third party companies to take video/photographs and such companies may use such images for their own purposes.	YES
RLAN	Residential Listing Agreement Open	12/18	Language added to let sellers know broker may contract with third party companies to take video/photographs and such companies may use such images for their own purposes.	YES
RLAS	Residential Lease After Sale	6/18	RCJC addendum is automatically included with this form in order to comply with the requirement under the new rent cap and just cause eviction law.	NO
RLASR	Residential Listing Agreement Seller Reserved	12/18	Language added to let sellers know broker may contract with third party companies to take video/photographs and such companies may use such images for their own purposes.	YES
SELM	Seller Instruction to Exclude Listing from the Multiple Listing Service	12/18	Language added and changed to reflect the fact that different MLSs may distinguish between Days on Market and Days on MLS. Explicit language if property is not to be marketed for defined time even after listing is executed.	YES

* These forms will **only be available either via zipForm®Plus or from the following Associations:** Beverly Hills/Greater Los Angeles AOR, Newport Beach AOR, North San Diego County AOR and Sacramento AOR.

C.A.R. no longer monitors the legal validity of any prior form version and the C.A.R. User Protection Agreement only applies to the most current version of a form.

See <https://www.car.org/zipform/standard-forms/user-protection-agreement> for full text of the User Protection Agreement.