



**SCHEDULE I
LOCAL LAWS**

[SAN LUIS OBISPO HAS NO RENT CONTROL ORDINANCES]



SAMPLE DOCUMENT ONLY



MEGAN'S LAW DISCLOSURE ADDENDUM
[Cal. Civ. Code § 2079.10a.]

Apartment Community: _____

Resident: _____

The following terms and conditions are hereby incorporated in and made a part of the Lease, dated _____ for the property commonly known as: _____ in which is referred to as Management, as Agent for Landlord and is referred to Resident.

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.

(Neither Landlord nor Management are required to check this web site. If Resident wants further information and Landlord/Management recommends that Resident obtain information from this web site prior to signing rental agreement. Landlord/Manager does not have expertise in this area.)

Management, as Agent for Landlord Date

Resident Date

SAMPLE DOCUMENT ONLY



PEST CONTROL NOTICE TO CLIENT
[Cal. Civ. Code § 1940.8; Cal. Bus. & Prof. Code § 8538]

DRAFTING NOTE:

CAL. CIV. CODE § 1940.8 provides that, “[a] landlord of a residential dwelling unit shall provide each new tenant that occupies the unit with a copy of the notice provided by a registered structural pest control company pursuant to Section 8538 of the Business and Professions Code, if a contract for periodic pest control service has been executed.”

BUS. & PROF. CODE §8538 provides that:

“(a) A registered structural pest control company shall provide the owner, or owner’s agent, and tenant of the premises for which the work is to be done with clear written notice which contains the following statements and information using words with common and everyday meaning:

(1) The pest to be controlled.

(2) The pesticide or pesticides proposed to be used and the active ingredient or ingredients.

(3) “State law requires that you be given the following information: CAUTION—PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that, based on existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

“If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center (telephone number) and your pest control company immediately.” (This statement shall be modified to include any other symptoms of overexposure which are not typical of influenza.)

“For further information, contact any of the following: Your Pest Control Company (telephone number); for Health Questions—the County Health Department (telephone number); for Application Information—the County Agricultural Commissioner (telephone number), and for Regulatory Information—the Structural Pest Control Board (telephone number and address).”

(4) If a contract for periodic pest control has been executed, the frequency with which the treatment is to be done.

(b) In the case of Branch 1 applications, the notice prescribed by subdivision (a) shall be provided at least 48 hours prior to application unless fumigation follows inspection by less than 48 hours.

In the case of Branch 2 or Branch 3 registered company applications, the notice prescribed by subdivision (a) shall be provided no later than prior to application.

In either case, the notice shall be given to the owner, or owner’s agent, and tenant, if there is a tenant, in at least one of the following ways:

(1) First-class or electronic mail, if an electronic mail address has been provided.

(2) Posting in a conspicuous place on the real property.

(3) Personal delivery.

If the building is commercial or industrial, a notice shall be posted in a conspicuous place, unless the owner or owner’s agent objects, in addition to any other notification required by this section.

The notice shall only be required to be provided at the time of the initial treatment if a contract for periodic service has been executed. If the pesticide to be used is changed, another notice shall be required to be provided in the manner previously set forth herein.

(c) Any person or licensee who, or registered company which, violates any provision of this section is guilty of a misdemeanor punishable as set forth in Section 8553.

(Amended by Stats. 2015, Ch. 303, Sec. 14. Effective January 1, 2016.) “

Management, as Agent for Landlord Date

Resident

Date



PROP 65 WARNING NOTICE TO CLIENT (WITH 10 OR MORE EMPLOYEES)
[Cal. Health & Safety Code §§ 25249.5 et seq. See 22 Cal. Code Regs. § 12601
for the rules regarding the warning sign.]

It is recommended that the landlord post a copy of the Proposition 65 Warning Notice* visible to tenants to avoid potential violations and civil lawsuits since certain chemicals on the list such as tobacco smoke or motor vehicle exhaust may be regularly released into the environment.

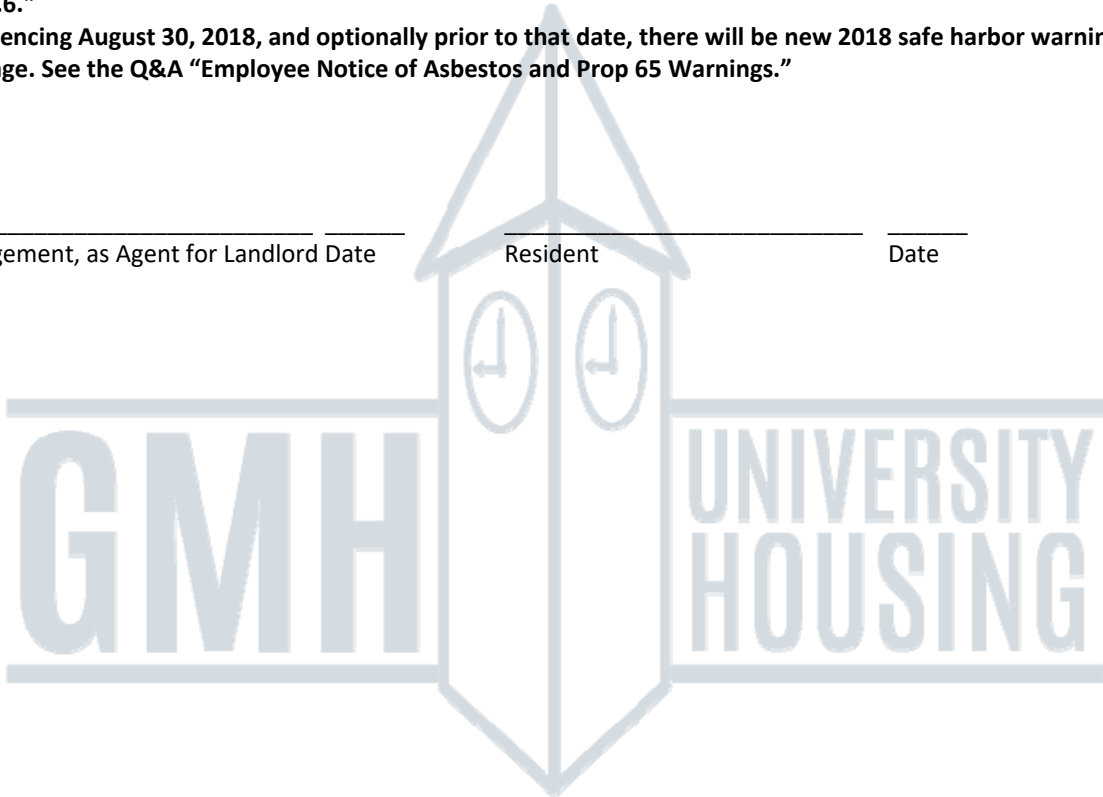
"WARNING: THIS FACILITY CONTAINS ONE OR MORE CHEMICALS KNOWN TO THE STATE OF CALIFORNIA TO CAUSE CANCER, BIRTH DEFECTS OR REPRODUCTIVE HARM. CALIFORNIA HEALTH AND SAFETY CODE SEC. 25249.6."

Commencing August 30, 2018, and optionally prior to that date, there will be new 2018 safe harbor warning language. See the Q&A "Employee Notice of Asbestos and Prop 65 Warnings."

Management, as Agent for Landlord Date

Resident

Date



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