

# TWENTY-FOUR HOUR NOTICE TO ENTER DWELLING UNIT/PREMISES

Pursuant to California Civil Code Section 1954, Landlord hereby gives notice to:

\_\_\_\_\_, and all persons  
*All Residents (tenants and subtenants) in possession (full name) and all others in possession*

in the premises located at:

\_\_\_\_\_, Unit # (if applicable) \_\_\_\_\_  
*(Street Address)*

\_\_\_\_\_, CA \_\_\_\_\_  
*(City) (Zip)*

Landlord or Landlord's agent or employee(s) will enter said premises on or about \_\_\_\_\_  
*(Date/Time)*

during normal business hours for the reason checked below:

- ☐ 1. To make necessary or agreed repairs
- ☐ 2. To do necessary or agreed decorating
- ☐ 3. To make necessary or agreed alterations or improvements
- ☐ 4. To supply necessary or agreed services
- ☐ 5. To exhibit the rental unit to prospective or actual purchasers
- ☐ 6. To exhibit the rental unit to prospective or actual mortgagees
- ☐ 7. To exhibit the rental unit to prospective tenants
- ☐ 8. To exhibit the rental unit to workmen or contractors
- ☐ 9. Pursuant to Court Order
- ☐ 10. To inspect balconies, decks, and other exterior elevated elements to comply with Health & Safety Code Sec. 17973, et seq.
- ☐ 11. To inspect any area where the tenant is engaging in personal agriculture pursuant to Civil Code Sec. 1940.10
- ☐ 12. To inspect waterbed or liquid-filled furniture
- ☐ 13. To install, repair, test, and/or maintain the smoke detector and/or carbon monoxide detector
- ☐ 14. In case of abandonment/surrender
- ☐ 15. For the purposes stated in Section 1954.211 of the Civil Code regarding submetering for water service in multi-unit residential or mixed used buildings
- ☐ 16. To repair a dilapidation relating to the presence of mold pursuant to Civil Code section 1941.7
- ☐ 17. To install, repair, test, and maintain water-conserving plumbing fixtures required by Section 1101.5 of the Civil Code.

\_\_\_\_\_  
**Landlord** ☐ by \_\_\_\_\_, \_\_\_\_\_ Agent for Landlord  
*Individual Signing for Landlord Management Co. (If Applicable)*

\_\_\_\_\_  
**Date**



## Proof of Service

I, the undersigned, being at least 18 years of age, declare that I served this notice, of which this is a true copy, on the \_\_\_\_\_ day of \_\_\_\_\_ (month), \_\_\_\_\_ (year), on the above-mentioned resident(s) in possession, in the manner indicated below.

- ☐ **BY DELIVERING** the notice personally to the Resident or to someone of suitable age and discretion at the premises at least 24 hours prior to the intended entry,
- ☐ **BY LEAVING** a copy of the notice at, near, or under the usual entry door of the premises at least 24 hours prior to the intended entry in a manner in which a reasonable person would discover the notice
- ☐ **BY MAILING** a copy of the notice addressed to the Resident at least 6 days prior to intended entry.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and if called as a witness to testify thereto, I could do so competently.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, in \_\_\_\_\_, \_\_\_\_\_.

(month) (year) (city) (state)

\_\_\_\_\_  
Name of Declarant (Print)

\_\_\_\_\_  
(Signature of Declarant)

