



CALIFORNIA
ASSOCIATION
OF REALTORS®

SECURITY DEPOSIT DISCLOSURE AND ADDENDUM

(C.A.R. Form SDDA, 6/24)

This is a disclosure and addendum to the Residential Lease or Month-to-Month rental Agreement, OR Other _____ ("Agreement"), dated _____, on property known as _____, in which _____ is referred to as Housing Provider, and _____ is referred to as Tenant.

1. RESIDENTIAL RENTAL PROPERTY SECURITY DEPOSIT LAW: California Civil Code § 1950.5(c)(1) provides that a landlord may not demand or receive security, however denominated, in an amount or value in excess of an amount equal to one month's rent, in addition to any rent for the first month paid on or before initial occupancy. There is an exception to this law based on the status of the landlord. The exception is specified in **paragraph 2**. This law is effective on July 1, 2024. Security deposits received before July 1, 2024 are not affected by this law.

2. EXCEPTION TO RESIDENTIAL RENTAL PROPERTY SECURITY DEPOSIT LAW: A landlord, which includes the owner of the property and any other person or entity identified as Housing Provider, may demand or receive a security deposit, paid on or before initial occupancy, in an amount equal to two months' rent, in addition to any first month's rent only if the following two conditions exist:

- (i) The landlord is a natural person or a limited liability company in which all members are natural persons; and
- (ii) The landlord owns no more than two residential rental properties that collectively include no more than four dwelling units offered for rent.

For purposes of this law, (a) "Natural person" includes any natural person who is a settlor or beneficiary of a family trust; and (b) "Family trust" means a revocable living trust or irrevocable trust in which the settlors and beneficiaries of the trust are persons who are related to each other as sibling, spouse, domestic partner, child, parent, grandparent, or grandchild.

3. SECURITY DEPOSIT LIMIT FOR MEMBERS OF THE ARMED SERVICES: Even if a landlord meets the conditions established in **paragraph 2**, a landlord may not demand or receive security deposit exceeding one month's rent if the prospective tenant is (service member):

- (i) An active member of the Army, Navy, Air Force, Marine Corps, Space Force or Coast Guard or reserve member of any of the just named armed forces who is ordered into active duty; or
- (ii) A member of the California National Guard, State Guard or Naval Militia called or ordered into active service.

4. REPRESENTATION OF LANDLORD OF EXCEPTION TO RESIDENTIAL SECURITY DEPOSIT LAW: Landlord (Housing Provider) represents that Landlord (Housing Provider) meets the conditions specified in **paragraph 2**, above, and, accordingly, may demand or receive from tenant a security deposit in an amount of up to two months' rent.

Landlord (Housing Provider) _____ Date _____
Landlord(Housing Provider) _____ Date _____

5. REPRESENTATION OF TENANT OF SERVICE MEMBER STATUS:

Tenant represents that tenant is a member of the (check applicable boxes in A and A(1) or A(2), OR B):

A. Army, Navy, Air Force, Marine Corps, Space Force, Coast Guard, as:
 (1) An active member;

OR (2) A reserve member who is ordered into active duty;

OR B. A member of the California National Guard, State Guard, Naval Militia called or ordered into active service.

Tenant _____ Date _____
Tenant _____ Date _____

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