



The Eviction Center

A Registered & Bonded Unlawful Detainer Assistant Company

2014 Legal Updates

For Information Purpose Only!

- **30/60 Day Notice Required Language**
 - AB2521 – Changing Section 1946 of the civil Code
 - Effective – January 1, 2013
 - Notice given by the lessor shall also contain, in substantially the same form, the following:
 - “State law permits former tenant to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.”
- **Elder or dependent adult abuse and human trafficking**
 - SB 612 – Current Law
 - New law allows a third source of supporting documentation besides police reports or protective orders. Within 6 months of incident.
 - Documentation by tenant AND health practitioner, domestic violence counselor, sexual assault counselor or human trafficking caseworker.
 - Must display letterhead of office, hospital, institution, center or organization that engages or employs the counselor or caseworker.
- **Smoke Alarms**
 - SB 745 – New generation of smoke alarms
 - Effective – July 1, 2014
 - Battery operated smoke alarm must have 10-year non removable battery.
 - Effective – January 1, 2015
 - Alarm must have manufacture date, install date, hush feature, & end of life feature.
 - Mandatory for new construction or building permit required for repairs, alterations, etc, exceeding \$1,000.00.
- **Inside Phone Wiring**
 - SB 745 – Modification to the law:
 - Wiring must comply with CA Electrical Code – previous standard, “national code”.
- **State-Mandated Recycling of Solid Waste**
 - AB 341
 - Current Law: Required for Multifamily 5+ units, Commercial or Public Entity.
 - New Law: Makes recycling a state mandate, with the creation of state enforcement agency.

All Offices: Saturdays by appointment only. Closed most legal holidays.

www.Eviction-Center.com