

# QUICK LOOK:

## AB 551

AB 551 addresses issues of bed bugs in rental housing. It amends a previous civil code (§1942.5), which now prohibits a landlord from retaliating against a tenant who gives notice of a suspected bed bug infestation. AB 551 creates new civil code (§1954.600-1954.605), which are a set of codes that give more protection to tenants who find themselves with a bed bug infestation.

- **Civil Code §1954.602:** prohibits a landlord from showing, renting or leasing a unit that the landlord knows has bed bugs. It does not require a landlord to inspect for bed bugs, but if a bed bug infestation is apparent, the landlord is considered to have knowledge of bed bugs in the unit.
- **Civil Code §1954.603:** requires that a specific bed bug notice (with specific language and in at least 10 point font) to be given to new tenants on and after July 1, 2017 and to existing tenants by January 1, 2018.
- **Civil Code §1954.604:** addresses entry into a unit to inspect for and treat bed bugs. Landlords are required to give notice of intent to enter as specified in Civil Code §1954, and tenants are required to cooperate with inspection and requests for information to facilitate bed bug detection and treatment.
- **Civil Code §1954.605:** when occupied units are inspected by a licensed pest control operator, it requires landlords to notify tenants within two business days of receiving the pest control operator's findings. When infestations are found in common areas, the landlord must provide the notice to all tenants.

Adapted from "Bed Bugs and AB 551" by Jamie Sternberg, Esq., Kimball, Tirey & St. John LLP



@CalAmericanExt



nobugs@calamericanext.com

1-800-540-0658