



# Judicial Council of California

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January 19, 2024

## Subject Text

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File #: 23-152, Version: 1

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### Title

## Rules and Forms | Unlawful Detainer: Forms to Reflect Existing Law and Implement Senate Bill 1017 and Assembly Bill 1726 (Action Required)

### Summary

The Civil and Small Claims Advisory Committee recommends the approval of one and revision of five unlawful detainer forms. These new and revised forms (1) implement a new law creating a new procedure for partial evictions, (2) implement a new law providing additional time for certain defendants to respond to a summons for unlawful detainer, and (3) update the forms to reflect current law regarding COVID-19 rental protections.

### Recommendation

The Civil and Small Claims Advisory Committee recommends that the Judicial Council, effective January 1, 2024:

1. Approve *Judgment--Unlawful Detainer Partial Eviction Attachment* (form UD-110P) for use when a partial eviction is ordered under new Code of Civil Procedure section 1174.27;
2. Revise *Summons--Eviction* (form SUM-130) to reference the additional time that somebody served through the Secretary of State's address confidentiality program has to respond to a summons;
3. Revise *Plaintiff's Mandatory Cover Sheet and Supplemental Allegations--Unlawful Detainer* (form UD-101) and *Answer--Unlawful Detainer* (form UD-105) to remove COVID-19 tenant protections that no longer apply, update other defenses, and make non-substantive formatting changes; and
4. Revise *Judgment--Unlawful Detainer* (form UD-110) and revise, retitle, and renumber *Judgment--Unlawful Detainer Attachment* (form UD-110S) to *Judgment--Unlawful Detainer Habitable Premises Attachment* (form UD-110H) to reflect the new partial eviction procedure and new form UD-110P and to make non-substantive formatting changes.