



# Judicial Council of California

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February 20, 2026.

## Subject Text

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File #: 21-105, Version: 1

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### Title

## Rules and Forms | Unlawful Detainers: Forms to Further Implement Senate Bill 91 (Action Required)

### Summary

The Civil and Small Claims Advisory Committee recommends revisions of three unlawful detainer forms to further implement Senate Bill 91 (Stats. 2021, ch. 2), urgency legislation that became effective on Friday, January 29, 2021. The council previously revised and adopted these forms (a mandatory form with supplemental allegations, the answer form, and a form with newly required verifications) on an expedited basis, prior to being circulated for public comment, to ensure the unlawful detainer forms conformed to the provisions of the new law as soon as possible. The committee is now recommending further revisions based on comments received, so that the forms will more fully and correctly reflect the provisions of SB 91.

### Recommendation

The Civil and Small Claims Advisory Committee recommends that the Judicial Council, effective May 24, 2021, revise the following forms:

- *Plaintiff's Mandatory Cover Sheet and Supplemental Allegations-Unlawful Detainer* (form UD-101);
- *Answer-Unlawful Detainer* (form UD-105); and
- *Verification by Landlord Regarding Rental Assistance-Unlawful Detainer* (form UD-120).