



Judicial Council of California

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April 24, 2026.

Subject Text

Meeting materials
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File #: 21-132, Version: 1

Title

Rules and Forms | Unlawful Detainer: Technical Changes to Implement AB 832 (Action Required)

Summary

Assembly Bill 832 is urgency legislation that became effective when signed by the Governor on June 28, 2021. Among other things, the new law extends the tenant protections provided under the Tenant, Homeowner, and Small Landlord Relief and Stabilization Act, which were previously to end June 30, 2021, through September 30, 2021. In light of the extension of the statutory provisions now in effect, Judicial Council staff is recommending that two unlawful detainer forms (a mandatory form for plaintiff to assert supplemental allegations and the answer form) be immediately revised by the council so that the dates on those forms that reflect the prior end date of the tenant protections be changed to reflect the correct dates under AB 832. The Civil and Small Claims Advisory Committee will make recommendations to the council addressing the other provisions in the bill in the coming months to implement the changes arising from those sections of the new law.

Recommendation

Judicial Council staff recommends that the Judicial Council, effective July 12, 2021, revise the following forms to reflect the extended time frame in the amended statutes and to make other minor technical edits:

- *Plaintiff's Mandatory Cover Sheet and Supplemental Allegations-Unlawful Detainer* (form UD-101);
and
- *Answer-Unlawful Detainer* (form UD-105).