



Judicial Council of California

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February 20, 2026.

Subject Text

Meeting materials
are available through

File #: 20-134, Version: 1

Title

Rules and Forms | Unlawful Detainer: Complaint and Answer Forms (Action Required)

Summary

The Civil and Small Claims Advisory Committee recommends revising the Judicial Council unlawful detainer complaint and answer forms to reflect recent changes to landlord-tenant law enacted by Assembly Bill 1482 (Stats. 2020, ch. 597), the Tenant Protection Act of 2019. This new law adds several sections to the Civil Code—one to place restrictions on terminations of tenancies (Civ. Code, § 1946.2) and two relating to caps on rent increases over a 12-month period (Civ. Code, §§ 1947.12, 1947.13). The new laws went into effect January 1, 2020, and will remain in effect until January 1, 2030.

Recommendation

The Civil and Small Claims Advisory Committee recommends that the Judicial Council, effective September 1, 2020, revise *Complaint--Unlawful Detainer* (form UD-100) and *Answer--Unlawful Detainer* (form UD-105) to include new and revised items reflecting the provisions in the Tenant Protection Act requiring, for certain tenancies, just cause for evictions, additional notices in advance of eviction for certain reasons, and a cap on rental increases. The committee also recommends revising an item in form UD-100 relating to venue for unlawful detainer cases generally.