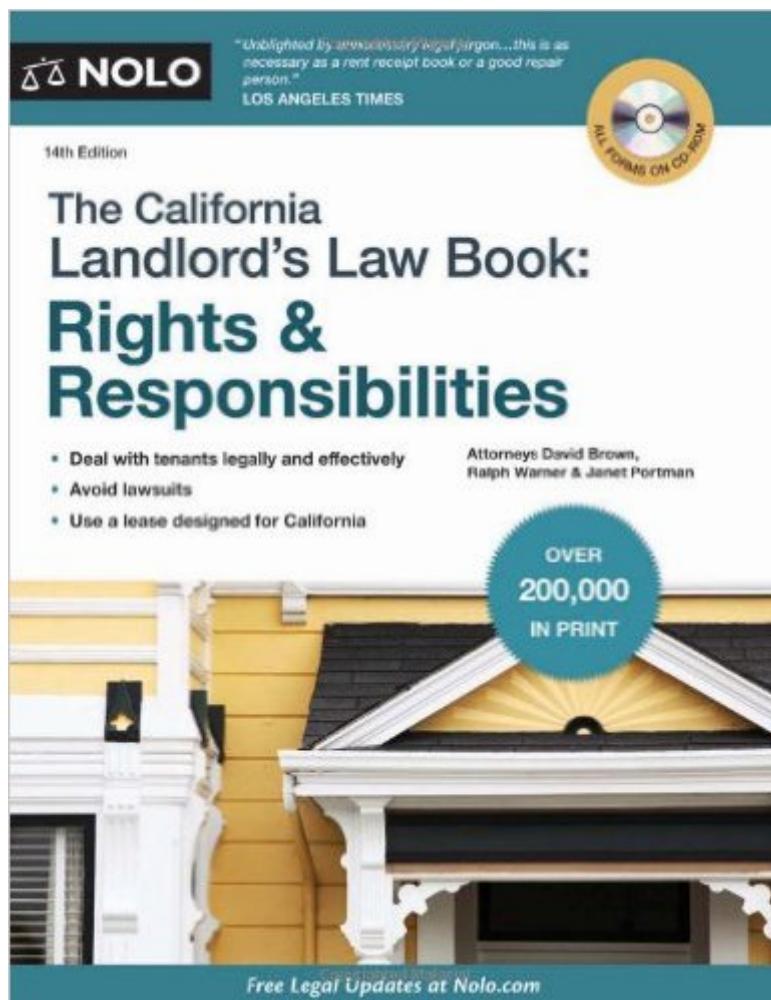


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# The California Landlord's Law Book: Rights & Responsibilities



## **Synopsis**

The California landlord's comprehensive, practical guide to residential property management. Every California landlord and residential property manager needs *The California Landlord's Law Book: Rights & Responsibilities*. For over 20 years, the definitive guide for landlords in the Golden State has clearly and comprehensively covered everything you need to know about: security deposits, leases and rental agreements, inspections, habitability, liability, lead paint, discrimination, rent control, satellite dishes...and much more. The 14th edition includes fully up-to-date landlord-tenant laws and legal forms, including new details on how to terminate a lease when you become the owner or a foreclosed-upon home, and a plain English explanation of the new utility shutoff law. Plus, you'll get over 25 legal forms and agreements, including rental applications; leases and rental agreements; 3-, 30-, 60- and 90-day eviction notices -- and much more. Not a California landlord? Check out *Every Landlord's Legal Guide*. Also available: *California Landlord's Law Book: Evictions*.

## **Book Information**

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## **Customer Reviews**

As a board member of an organization serving owners of small rental properties in San Francisco, I have used and recommended earlier editions of this book literally dozens of times. There are laws and rules, statewide and local, that dictate almost every action an owner takes regarding his rental property. Don't guess; your tenant knows his rights (and, maybe, his responsibilities), and an owner who, even unknowingly, breaks the rules must pay. I have met owners who have lost their property to a rapacious tenant/lawyer combination, all over an unwitting mistake in procedure. *The California Landlord's Law Book: Rights & Responsibilities* covers every situation that might arise, or directs

owners to the appropriate resources. It also contains a wealth of suggestions for common-sense property management. The index is comprehensive and easy to use. Besides tear-out forms to use in various situations, there's an included CD-ROM that includes the forms to print out when needed. Do not miss the list of additional services provided by NOLO Press, including a free Legal Encyclopedia and Legal Dictionary online at [nolo.com](http://nolo.com). This book and its companion volume covering evictions are the essential manuals for engaging in rental property management. Buy it. If you have an older edition, it's time to update.

This is a well written, detailed book. The quality of Nolo's books is always good and this one does not disappoint. It might err on the side of having too much basic information but that is tremendously helpful for the new landlord. And since California State laws do change frequently, it isn't a bad idea for an experienced landlord to review. Nolo provides RTF and in some cases PDF files of all the forms on an included CD an entry level landlord would need and that's worth half the price of the book. I also appreciated Appendix A - Rent Control chart, and the thoughtful discussion of what rent control means to you as a landlord.

I'd highly recommend this book for novice California landlords. It details many rules, legal issues, and rights of both the landlord and the tenants. It even goes further to assist w/ understanding and writing up of the contracts. When we were debating about evicting our tenant, this book came as an excellent resource in detailing the process and understanding both the tenant's and landlord's rights.

This is a great book for the residential landlord. It covers every aspect of what the typical landlord might face: from screening tenants, maintaining the place, returning the security deposit and evicting dirty rotten lease breakers. The book is well formatted and easy to read. There is a section that covers every city that has rent control (something that I wasn't able to find anywhere else). But most importantly, it has lots of practical advice on the business of being a landlord--it is not just dry, legal stuff. The book contains dozens of useful forms in three formats: paper (tear out sheets), .pdf and .rtf. The rtf forms are great because you can type everything, modify the form to meet your needs and end up with a clean document. But why not include .doc format documents? Word is such a popular word processing program, that .doc format should be included. This book is focused at the small landlord facing typical situations. It is not a treatise on California landlord-tenant law. The other commentator who had a tenant pay the first year rent in advance had a tenant that comes

along once in a blue moon. To criticize this book for not covering this rare event is like criticizing Cosmopolitan magazine for not covering the Middle East. And every attorney is going to tell his/her client that form books are out of date--to do otherwise would put the atty out of business.

I just purchased the Kindle version. This book was recommended by a friend and looks like it will be very useful. I thought I could print the pages I needed from the Kindle version, but I don't find a way to do that--there is no "Print" on any of the Kindle menus, and I can't highlight and copy anything on this Kindle document. The print version contains a CD with forms. Inside the Kindle version, the book states that eBook users can access the CD files from the bookmarked section of the eBook. But this Kindle version does not have such a bookmark. The forms is what I needed most urgently and the reason I bought this version--I thought I could get what I wanted all electronically and not have to wait for the print version to arrive by mail. Now, how do I go about getting an exchange...

I had the 10th edition and facing evicting a problem tenant. What a headache since California forms had changed a fair bit. Updating to the 12th ed. changed everything in regards to filling out forms and knowing that I crossed every t and dotted every i totally correctly since it walks you through the most current forms numbered item by numbered item. Now, when I get done with these forms I actually think that they're beautiful (now that's a bit weird I think). It really has put so much power back into my hands, vs. being a victim of the CA bureaucracy!

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