

Bed Bug Control Laws for California Residential Leases

On April 23, 2012, U.S. Department of Housing and Urban Development (HUD) issued Notice H 2012-5 containing guidelines on addressing infestation in HUD Insured and Assisted Multifamily Housing. This Notice superseded Housing Notice 2011-20, "Guidelines on Bed Bug Control and Prevention in HUD Insured and Assisted Multifamily Housing." HUD is providing guidance to Owners, Management Agents (O/As) and residents of HUD Multifamily insured and assisted properties to remind all parties of the importance of prevention, identification, and treatment of infestations in HUD-assisted and HUD-insured rental housing.

On a statewide level, the California legislature passed Assembly Bill 551 (AB 551) in 2016 that prescribes the duties and responsibilities of landlords and tenants with regard to the treatment and control of bed bugs.

Beginning July 1, 2017, residential landlords are required to provide a written bed bug disclosure to prospective tenants with the general information about bed bug identification, behavior, biology, the importance of prompt written reporting of suspected infestation to the landlord, and the importance of prevention and treatment of infestation.

No later than January 1, 2018, a written bed bug disclosure must be given to ALL existing tenants.

Pursuant to AB 551, ALL Section 8 projects where CalHFA is the Contract Administrator need to have a Bed Bug Addendum signed by the O/A, and all adult household members in all tenant files.

O/As should review both AB 551 and HUD Notice H 2012-5 and be prepared to provide a copy of the Bed Bug Addendum to CalHFA staff upon request

If you have questions, please contact your CalHFA MOR Specialist.

Please visit the following links for additional information on Bed Bug Control Laws.

AB 551: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160AB551

HUD Notice H 2012-5: https://www.hud.gov/sites/documents/BEDBUG_H2012_5.PDF