



Bed Bug Notification Requirements & Addendum

BERKELEY RENT BOARD

State Law Regarding Bed Bug Notification Requirements

California Civil Code Section 1954.603 mandates that all landlords provide written information about bed bugs and a procedure for reporting suspected infestation in all residential rental property. The law requires landlords to incorporate this information into *all new leases that were drafted beginning July 1, 2017*, and further required that the information be sent to tenants of *existing tenancies by January 1, 2018*.

Several tenants have reported that they received and were told they must sign an addendum that includes new mandatory rules of conduct related to bed bugs and/or their behavior. While there is a requirement that tenants inform landlords of suspected bed bug infestations, they may not be **required** to sign any such addendum, particularly when the language unilaterally changes the terms of the tenancy.

The bed bug notification must be in at least 10-point type and substantially in the form provided on the reverse side of this page.

BERKELEY RENT BOARD

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Information about Bed Bugs

Bed bug Appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about $\frac{1}{4}$ of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about $\frac{1}{16}$ of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.

Life Cycle and Reproduction: An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days. Bed bugs can survive for months without feeding.

Bed bug Bites: Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.

Common signs and symptoms of a possible bed bug infestation:

- Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls.
- Molted bed bug skins, white, sticky eggs, or empty eggshells.
- Very heavily infested areas may have a characteristically sweet odor.
- Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping.

However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.

For more information, see the Internet Web sites of the United States Environmental Protection Agency and the National Pest Management Association.

Procedure to Report Suspected Infestations

(Please note that the law does not specifically spell out a reporting procedure. This is the Berkeley Rent Board's suggested language.)

Tenants are advised that they should report all suspected bed bug infestations to the landlord as soon as is reasonably practicable. Landlord may be reached at:

Phone: _____

Email: _____