

Landlord Entry & Inspection Checklist

2026 Edition • California Civil Code §1954 & §1950.5

Oakland • Berkeley • Emeryville • East Bay Rentals

Notice Requirements at a Glance

Standard Entry Notice

24 Hours

Written notice — Civil Code §1954
Repairs, showings, most entries

Pre-Move-Out Inspection

48 Hours

Written notice — Civil Code §1950.5
Skipping may forfeit deposit deductions

Before Entry — Notice & Access Rules (Civil Code §1954)

- Provide written notice at least **24 hours** in advance for all non-emergency entries
- Include the date, approximate time window, and specific purpose in every notice
- Use email or hand-delivery — avoid USPS mail for time-sensitive entries
- Schedule entries Monday–Friday, 8 AM–5 PM unless tenant consents to another time in writing
- Do not enter for a vague “routine inspection” — tie it to a permitted purpose or get tenant consent in writing
- Confirm any oral entry agreement immediately in writing (email or text)
- Reserve the emergency exception for genuine emergencies; document your reasoning when invoking it

Inspections & Deposit Compliance (Civil Code §1950.5)

- Conduct a written, signed, photographed move-in inspection before tenant takes possession
- Offer the pre-move-out inspection in writing within the final two weeks of the tenancy
- Give at least **48 hours’ written notice** before the pre-move-out inspection
- Provide the tenant with a written itemized statement of deficiencies after the pre-move-out inspection
- Complete final deposit return or accounting within **21 days** of move-out
- Keep copies of all notices, inspection reports, photos, and written communications

Key Reminder:

The 24-hour notice clock starts when the tenant receives the notice — not when you send it. In disputes, written proof of delivery (email read receipt or signed delivery) is critical. For move-out inspections, failure to provide the 48-hour notice or itemized statement can result in losing the right to deduct for damages — even when the damage is real and well-documented.