CALIFORNIA

Fill out online

LEASE RENEWAL AGREEMENT

Blank form - complete all applicable fields before signing

1. Renewal and monthly charges

Renewal begins	Renewal ends (inclusive)
Current monthly rent (USD)	Renewed monthly rent (USD)
Rent due day each month	Security deposit already held (USD)
Existing recurring fees / utilities	

No additional security deposit, renewal fee or other one-time charge is due under this agreement. Existing lawful recurring charges listed above continue; no new charge is created. Deposit accounting, interest and return obligations remain governed by applicable law.

2. Existing lease and parties

Street address / unit	
City / town	County
ZIP code	Contact phone
Original lease signed	Current term ends
Landlord legal name	
Signing agent, if any	
Landlord notice address	

Print pages 1-3 for the agreement and any included disclosures. Guide: 4-6.

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Contact email

3. Agreement

The landlord and all tenants identified in this agreement mutually extend the existing written lease identified above for the same premises. The renewed term begins and ends on the dates stated above. The renewed monthly rent applies from the renewal start date, subject to applicable law.

Except for the renewed term and monthly rent expressly stated here, the lawful provisions of the existing lease and its existing addenda continue unchanged, including payment method, rent due day, utilities, maintenance and occupancy provisions. The existing lease must be kept with this agreement.

This agreement does not add an automatic-renewal provision, change any party, extend a guaranty, impose a new fee, waive a claim, or waive any nonwaivable right. An unlawful term in the existing lease is not validated by this renewal. If a provision conflicts with mandatory law, that law controls.

The stated end date is not a notice to vacate or a waiver of renewal, notice, just-cause, rent-limit, habitability, security-deposit, anti-retaliation or other protections. Any later termination, holdover or further renewal is governed by applicable law and the lawful terms of the lease.

All parties should receive a complete signed copy together with the original lease and required disclosures. Signing this document does not establish that a separate notice has been delivered or that a proposed rent increase is lawful.

4. Documents kept with this renewal

Keep this agreement with the original lease and all existing addenda. Provide each party with the complete signed packet and every applicable state, local and federal disclosure. Required notices must be delivered separately on time; signing this renewal does not cure a missing notice or authorize an unlawful increase.

Additional documents

Before signing

State and local rent limits and just-cause protections may continue through a renewal. Check coverage, exemptions and all increases in the applicable 12-month period. A signature cannot waive a statutory rent cap. Do not treat expiration as automatic permission to remove the tenant.

For the same home and parties, with a renewed term of up to one year. Complete all applicable fields, keep the original lease, and attach required disclosures. Prescribed regulated-housing forms are outside this template.

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5. Signatures

By signing, each person agrees to the renewal above and confirms receiving and reviewing the existing lease and listed documents. An agent signs only with authority for the landlord. No guarantor obligation is extended by this agreement.

Use one row per signer. Leave unused tenant rows blank.

Landlord or authorized agent

Full legal name	Signature	Date signed

Tenants

Full legal name	Mobile (optional)	Signature	Date signed

Review coverage before offering a renewal

Identify the protections for this particular home

Start with the property's address, completion date, ownership type and tenancy history. Civil Code 1946.2 and 1947.12 contain separate just-cause and rent-limit rules with exemptions and notice conditions. The California Attorney General explains that many residential rentals are covered. Record the basis for any claimed exemption and inspect the original lease notices. A renewal decision needs the property's actual coverage facts.

Official source

Expiration and the right to continue living there

For covered tenancies, an expired lease can still involve just-cause protections. Review the applicable occupancy threshold, exemptions and local rules before treating expiration as a reason to recover possession. Discuss a renewal early, document the terms offered and preserve responses. A dispute over refusal to sign, new terms or termination requires careful review of Civil Code 1946.2 and the relevant local ordinance.

Official source

Confirm the scope of this agreement

This packet extends the same home and parties for up to one year. It carries the existing lawful charges and provides for no additional deposit or new fee. Review the original lease, amendments and disclosures together. A new roommate, released tenant, new guaranty or materially revised obligation needs a separately reviewed agreement. Preserve any required statutory notices and local addenda with the completed renewal.

Plan dates that agree across the documents

For a continuous extension after a December 31 ending date, the next term ordinarily begins January 1. Put the beginning date, inclusive ending date, renewed rent and due day together in the agreement. Check whether a required notice changes the earliest date for a proposed rent change. Ask both parties to review the final figures and dates before signatures.

Calculate rent and check the local rules

Use the correct annual limit

For covered housing, the statewide cap is the lower of 10% or 5% plus the applicable cost-of-living change over twelve months. Location and effective date matter. Review the rent history and earlier increases before calculating the remaining permitted change. The Attorney General publishes dated regional figures. Record the rate, its applicable period and source in the property file.

Official source

Calculate rent and check the local rules

Compare the local ordinance

A more protective local cap can apply. Determine the actual city or unincorporated jurisdiction before choosing a rule. The Attorney General's local table identifies programs and exemptions. Read the linked local agency's current guidance for the property's coverage, allowed increases, registration and required notices. Avoid transferring a percentage from another city simply because it is in the same county.

Official source

Los Angeles County illustrates the distinction

The County's rent stabilization program covers qualifying properties in unincorporated Los Angeles County. A Los Angeles postal address alone does not resolve jurisdiction. Use the County's coverage resources and inspect the relevant local rule before preparing a renewal. Keep a record of the jurisdiction determination with the rent calculation so the selected rule can be explained later.

Official source

Allow time for the required notice

California guidance describes 30-day written notice for increases of 10% or less and 90-day notice for larger increases, with cumulative changes and applicable rules requiring review. Notice timing does not itself authorize an amount prohibited by a cap. The existing fixed-term lease also controls whether an increase can occur during its term. Review service requirements and the actual proposed effective date before finalizing the renewal.

Official source

Protect the deposit and complete signatures

Record the existing security deposit

Civil Code 1950.5 generally limits newly demanded security to one month's rent, subject to exceptions including qualifying small landlords and rules concerning deposits collected before July 1, 2024. The small-landlord exception has ownership and unit-count conditions and a servicemember limitation. This renewal carries forward the existing balance. Check the ledger and preserve the original receipt rather than adding a new deposit through this form.

Official source

Review inherited payment terms

The Department of Real Estate explains payment-method protections, including alternatives to cash or electronic transfer and the rule against charging a fee for paying rent or security by check beginning January 1, 2025. Inspect the original payment clause when renewing. Document the lawful payment address and method clearly, and reconcile the recurring-charges entry with the original agreement.

Official source

Protect the deposit and complete signatures

One row for each participating signer

Match each tenant's full legal name to the original agreement. Each person signs and dates their own row; the owner or authorized agent has a separate row. Use actual signing dates and review the separately stated effective date. Save the complete signed packet, including required disclosures, and provide a copy to every party. Review any absent signer or changed household before treating the renewal as complete.

Keep a record that explains the decision

Store the original lease, renewal, coverage determination, rent calculation, notices, delivery evidence and deposit ledger together. Print pages 1-3 for this agreement. These following guide pages provide educational reading. Reviewed November 13, 2026 using official California materials. Rules can change and property-specific disputes require individual advice. The linked state guide supplies further reading and statutory references.

Official source