

## Disclaimer of Liability and Legal Responsibility

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## **EMERGENCY NOTICE TO TENANT**

*(Severe Weather / Safety Warning – Pursuant to California & Local Law)*

### **[Property Owner or Property Manager Letterhead]**

[Owner or Association Name]

[Address]

[Phone]

[Email]

**Date:** [Insert Date]

**To:** [Tenant Name(s)]

**Unit Address:** [Rental Address]

**Subject:** EMERGENCY NOTIFICATION – [Type: Severe Weather / Hazard / Utility Disruption]

Dear Resident(s),

This notice is being issued to inform you of an **emergency or potentially hazardous condition** that may impact your health, safety, or access to essential services at the property.

This communication is made in accordance with:

- **California Civil Code § 1954(e):** Permitting emergency access without notice in the event of a hazard or threat to health or safety;
- **California Civil Code §§ 1941.1–1942.5:** Governing habitability and Property Owner duties to maintain safe conditions;
- **Oakland Municipal Code § 8.22.640(A)(4):** Requiring prompt disclosure of known hazards or unsafe conditions to tenants (if the property is in Oakland).

### **Type of Emergency:**

- ☐ Severe Weather Alert (e.g., High Winds, Heavy Rain, Flooding, Fire Weather Warning)
- ☐ Utility Outage (Power, Gas, Water)
- ☐ Evacuation Advisory or Shelter-in-Place Order
- ☐ Unsafe Conditions (Fallen Tree, Downed Power Line, Roof Damage, Unstable Structure, etc.)
- ☐ Emergency Entrance to Unit
- ☐ Other: \_\_\_\_\_

### **Details and Instructions:**

- **Start Date/Time:** [Insert]
- **Expected Duration (if known):** [Insert or "unknown at this time"]

- **Instructions:**

[Insert any actions required — e.g., “Avoid use of elevators during high wind event”;  
“Do not enter courtyard due to tree hazard”; “Prepare emergency supplies for 72 hours”]

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**Emergency Contacts:**

<b><u>Contact</u></b>	<b><u>Phone/Email</u></b>
Property Manager	[Insert]
After-Hours Emergency Line	[Insert]
PG&E (Gas/Electric Emergencies)	1-800-743-5000
Local Police/Fire Dept.	911 (or non-emergency: [Insert])
Emergency Shelter Info (if applicable)	[Insert or “Check city emergency website”]

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**Access or Entry (If Required):**

If emergency entry into your unit is required (e.g., burst pipe, fire risk, or welfare check), we will proceed under **California Civil Code § 1954(e)**, which allows access without notice in an emergency. **You will be notified as soon as practicable afterward.**

**Documentation & Follow-Up:**

This notice will be documented in your tenant file as required. If emergency conditions result in prolonged loss of habitability or utility service, we will communicate your rights and any applicable remedies under state/local law.

**We urge you to take this notice seriously and follow all safety precautions.**

Please contact us immediately if you or another member of your household has medical or mobility concerns that may require assistance or accommodation during an emergency response.

**Sincerely,**

[Property Owner/Manager Name]

[Title]

On behalf of [Owner or Association Name]