

## Disclaimer of Liability and Legal Responsibility

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For legal advice or representation, please contact a licensed attorney familiar with **California law and Alameda County housing regulations**.

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**NOTICE OF AMENITY OR BUILDING POLICY CHANGE**

*(California Civil Code § 827 Notice – Unincorporated Alameda County)*

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

[Property Name or Owner Entity]

[Street Address]

[City, State, Zip Code]

[Phone Number]

[Email Address]

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**Date:** [Insert Date]

**To:**

[Tenant Name(s)]

[Rental Property Address]

[City, State, Zip Code]

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**Subject:** Advance Notice of Changes to Amenities, Shared Spaces, or Building Policies

Dear [Tenant Name(s)],

We are writing to inform you of upcoming changes that may affect shared amenities or building common areas at the property located at **[Property Address or Complex Name]**. This notice is provided in accordance with **California Civil Code § 827** and applicable state regulations, and applies to all residents of the property.

**Description of Changes:**

**New Amenity Being Installed:**

[Describe amenity – e.g., “A new fitness center will be added to the ground floor beginning on [insert start date].”]

**Building Remodel / Upgrade of Shared Areas:**

[Describe – e.g., “Remodeling of the lobby, mail area, and exterior façade will occur between [start date] and [expected end date].”]

**Updated Shared Space Rules / Policies:**

[Describe – e.g., “A new policy limiting access to the rooftop deck after 10:00 PM will go into effect on [effective date].”]

**Effective Date of Change:**

Unless otherwise noted above, these changes will go into effect on:

**[Insert Effective Date – must be at least 30 days’ notice if it materially affects use or enjoyment of tenancy].**

**Entry and Construction Impacts (if applicable):**

If construction, upgrades, or installation require access to tenant units or impact habitability:

- You will receive **at least 24 hours' advance written notice** of entry per **Civil Code § 1954**.
- We will make reasonable efforts to limit disruption to your quiet enjoyment.
- All changes will comply with **California Civil Code § 1941.1** and applicable habitability standards.

**No Change to Rent or Lease Terms:**

These changes **do not affect your rental amount, lease duration, or unit-specific rights**.

They are being made for property improvement and community benefit. If changes to rent or lease obligations occur in the future, you will receive separate notice per law.

**Questions or Accessibility Concerns:**

If you have concerns about access, safety, or the impact of these updates on your use of the premises — especially if you have a disability or mobility concern — please contact us immediately so that we may accommodate your needs.

**Sincerely,**

[Property Owner/Manager Name]

[Title]

On behalf of [Property Owner or Management Company Name]