



BED BUG INFORMATION SHEET

As required by California Civil Code section 1954.603, this bed bug notice must be provided to prospective tenants (effective July 1, 2017) and current tenants (effective January 1, 2018).

Summary

- Cooperation among landlords, tenants, and pest control operators is required for successful control of bed bugs.
- Lack of cooperation by landlords and tenants can undermine pest control operator efforts to identify the presence of bed bugs and control an infestation. Effective control is more likely to occur when landlords and tenants are informed about the best practices for bed bug control.
- Early detection and reporting of bed bugs is an important component required for preventing bed bug infestations.
- Pest control operators with knowledge and education in current best practices for bed bug management, such as those created by the National Pest Management Association (NPMA), are best equipped to help property owners and tenants eradicate bed bugs from their home.
- Tenants are protected from retaliatory eviction for reporting bed bug problems.
- Entry to inspect a tenant's unit for bed bugs must still comply with the 24-hour advance notice. Tenants are required to cooperate with inspections to facilitate the detection and treatment of bed bugs.

Bed Bug Appearance

Bed bugs have six legs. Adult bed bugs have flat bodies about 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 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 ten 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](#).

Reporting Suspected Bed Bug Infestations

All occupants of the unit, whether or not identified on the lease, are obligated to report a suspected infestation in accordance with California Civil Code § 1954.604. Seeing one or more bedbugs is considered an infestation and seeing one or more blood spots on bedding is considered a potential infestation. If any occupant sees a potential infestation, please report the issue to the contact indicated below who is responsible for receiving, documenting, and taking action on such notices.

Management Contact for Bed Bug Reporting:

Name: _____ Phone: _____ Email: _____

Tenant(s) and landlord represent that they have read and understood the Bed Bugs Laws Information above.

Tenant Signature: _____ Date: _____

Printed Name: _____

Landlord Signature: _____ Date: _____

Printed Name: _____

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