CALIFORNIA LAW · AB 2747 · CIVIL CODE § 1954.07 · SINCE APRIL 1, 2025

Rent reporting is already the law in California.

Since April 1, 2025, California landlords have had to **offer tenants the option** of having their positive rent payments reported to a credit bureau — at lease signing and at least once every year after. Prompt Renter makes the obligation turnkey.

WHAT THE LAW REQUIRES OF YOU

- **Who it covers:** buildings with 16 or more units — and smaller ones too if the owner has more than one and is a REIT, a corporation, or an LLC with a corporate member.
- **When:** at lease signing and at least once a year after, in writing, with a signature block for the tenant to elect.
- **The fee:** your actual cost or $10 a month, whichever is less. If you incur no cost, you may not charge at all.
- **Fee protections:** nonpayment is not grounds for eviction and may not come out of the deposit. Unpaid 30 days, you may stop reporting and the tenant waits six months.
- **Opt out anytime:** reporting stops on written request, and the tenant may not re-elect for at least six months.

Beyond compliance: a reason to pay on time.

Only complete, on-time payments count — a late month simply doesn't count, rather than becoming a black mark. Residents thank you for the perk, and it nudges them toward paying on time.

HOW PROMPT RENTER MAKES YOU COMPLIANT

- **The § 1954.07 offer, with every required element** — optional-participation statement, agencies, fee, election and opt-out instructions, six-month notice, signature block.
- **The annual offer on autopilot**, with a record of every offer made and when.
- **Elections and opt-outs tracked:** signed PDFs stored, opt-outs honored on written request, the six-month lockout enforced.
- **The fee cap enforced in software** — a California tenant can never be billed above the statutory maximum.
- **Positive-only reporting** — only complete, on-time payments, which is what the statute defines.
- **Monthly reporting from your rent roll** — new tenants, move-outs, and balances handled.

WHAT ROLLOUT LOOKS LIKE

Week one — setup

We register your company with the bureaus and build your California offer and written election.

At signing, then yearly

The offer goes out the way the statute requires; tenants elect electronically in about two minutes.

Every month after

Your rent roll goes in, bureau-ready reporting goes out — new tenants, move-outs, and balances handled.

Every on-time payment becomes credit history. The rent they already pay, finally working for them.

WHAT IT COSTS YOU

$0 setup & software

No onboarding fee, no license, no per-door minimum — you only pay for tenants who enroll.

PER ENROLLED TENANT

$5 / month

Pass your actual cost through to the tenant, or cover it as an amenity — set per property. Never marked up.

WHAT THE LAW LETS YOU CHARGE

$10 / month maximum

A tenant may be charged no more than your actual cost, and never more than $10 a month. Incur no cost, charge nothing. The fee is not rent.

Already required.
Easily handled.

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California AB 2747, codified at Civil Code § 1954.07, operative April 1, 2025. This flyer is a plain-language summary for property owners and managers — it is informational only and is not legal advice.