

Move-Out Documentation Checklist

For California landlords and property managers

What California Civil Code § 1950.5 describes for a security-deposit itemized statement, including the photograph requirements added by AB 2801 — plus a practical shot list. Print it, keep it with the unit file, and tick items off as you go.

A Your 21-day worksheet

PROPERTY / UNIT

DATE THE TENANT VACATED / RETURNED POSSESSION

+ 21 CALENDAR DAYS = STATEMENT DUE NO LATER THAN

SECURITY DEPOSIT HELD

\$ _____

REPAIR AND CLEANING DEDUCTIONS, TOTAL

\$ _____

Calendar days, not business days. If repair and cleaning deductions together do not exceed \$125, the statute states the supporting-document paragraphs need not be followed — read § 1950.5(g)(4) to confirm how that applies to you.

B What the statute describes



Move-in photographs

For tenancies beginning on or after July 1, 2025, photographs of the unit are taken immediately before, or at the start of, the tenancy.

AB 2801 (2023–2024 REG. SESS.) - EFFECTIVE JUL 1, 2025



Move-out photographs

Beginning April 1, 2025, photographs are taken within a reasonable time after possession returns to the landlord — and before any repairs or cleaning begin.

AB 2801 (2023–2024 REG. SESS.) - EFFECTIVE APR 1, 2025



Post-repair photographs

Photographs are also taken within a reasonable time after the repairs or cleaning are completed.

AB 2801 (2023–2024 REG. SESS.) - EFFECTIVE APR 1, 2025



Itemized statement within 21 calendar days

The itemized statement and any remaining deposit are provided no later than 21 calendar days after the tenant vacates.
CAL. CIV. CODE § 1950.5



Bills, invoices, or receipts

Copies of bills, invoices, or receipts supporting the deductions accompany the itemized statement.
CAL. CIV. CODE § 1950.5



Delivering the photographs

The photographs are provided to the tenant along with the itemized statement. They may be delivered by mail, email, flash drive, or a link where the tenant can view them online.
AB 2801 (2023–2024 REG. SESS.)

c Photo shot list

PRACTICAL SUGGESTIONS - NOT STATUTORY REQUIREMENTS

AREA	MOVE-IN	MOVE-OUT	REPAIRED
A wide shot of every room from the doorway, then each wall.	☐	☐	☐
Floors, carpets, and baseboards in each room.	☐	☐	☐
Kitchen appliances inside and out: oven, refrigerator, dishwasher, range hood.	☐	☐	☐
Bathroom fixtures: tub or shower, toilet, sink, vanity, tile and grout.	☐	☐	☐
Windows, blinds, screens, doors, and locks.	☐	☐	☐
Close-ups of any damage, with a common object in frame for scale.	☐	☐	☐
Keys and remotes returned, and utility meter readings if relevant.	☐	☐	☐
Exterior areas the tenant was responsible for: patio, yard, garage.	☐	☐	☐

d Habits that keep the record clean

- ☐ Take move-out photos before any cleaning or repair work begins.
- ☐ Keep the original files. Do not crop, filter, or strip the date information.
- ☐ Repeat the same angles at move-in, move-out, and after repairs.
- ☐ Keep every bill, invoice, and receipt with the photos of the work it paid for.

WANT IT ASSEMBLED FOR YOU?

Photos, receipts, and the itemized statement in one PDF.

Free California check, no account: moveoutguard.com/risk-check