

October - December 2020 Forms Release

Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of December 21, 2020**. For further information, please refer to the C.A.R. web page at: <https://www.car.org/zipform/standard-forms/summary-forms-releases-chart/December-2020-Forms-Release>. Please note that this list is subject to change.

Form Code	Form Name	Replaces	Brief description of form or how the form was revised	OK to use prior revision
HHDA	Home Fire Hardening Disclosure and Advisory	N/A	This form satisfies the disclosure requirements starting January 2021 concerning home hardening, respectively. This form should be used if the property is located in a high or very high fire hazard severity zone.	NEW
FHDA	Fair Housing and Discrimination Advisory (October Release)	N/A	This form was released in October 2020, and it provides guidance and information related to fair housing laws and how they relate to real estate. It provides some best practices dos and don'ts. This form will be bundled with purchase agreements, listing agreements, buyer representation agreements, and the residential lease.	NEW
COP	Contingency For Sale of Buyer's Property	12/17	This form has been restructured and modified to assist with creating a contingency for a buyer to be able to sell another property to bring funds to purchase the subject property.	N
CR	Contingency Removal	6/16	Form has been updated to reflect the changes made to the COP form, above.	N
NBP	Notice to Buyer to Perform	12/17	Form has been updated to reflect the changes made to the COP form, above.	N
RCJC	Rent Cap and Just Cause Addendum	12/19	Form has been reorganized to bring the exemptions to the front of the form to make it more prominent for non-corporate owners to check a box confirming they are exempt from the state rent cap and just cause eviction laws.	N
SFLS	Square Footage and Lot Size Disclosure and Advisory	6/20	Form was reorganized to clarify each party's representations and acknowledgements.	N

* These forms will **only be available either via zipForm®Plus or from the following Associations:** Beverly Hills/Greater Los Angeles AOR, Newport Beach AOR, North San Diego County AOR and Sacramento AOR.

C.A.R. no longer monitors the legal validity of any prior form version and the C.A.R. User Protection Agreement only applies to the most current version of a form.

See <https://www.car.org/zipform/standard-forms/user-protection-agreement> for full text of the User Protection Agreement.