June 2026 Forms Release
Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of June 16th, 2026**. For further information, please refer to the C.A.R. web page at: https://www.car.org/transactions/standard-forms/new-forms-and-revisions. Please note that this list is subject to change.

Form Code	Form Name	Replaces	Brief description of form or how the form was revised
AAA	Additional Agent Acknowledgement	12/25	Made the form reference listing agreements so it isn't limited to just residential listing agreements
ABSPA	Already-Built Subdivision Purchase Agreement And Joint Escrow Instruction	12/25	Conformed to changes in RPA.
AC	Confirmation of Real Estate Agency Relationship	12/25	Adjusted the language referring to agency confirmation in the purchase agreement. Made the form applicable to agency confirmation in a lease.
AOAA	Assignment of Agreement Addendum	6/24	Addressed who would represent the assignee for the remainder of the transaction. Defaulted to the Broker continuing to be the agent in the transaction.
BCO	Buyer Counter Offer	12/25	Clarified the procedure for including liquidated damages and/or arbitration when not all parties initialed in the offer, with an ability to add form LDAA (see explanation below). Simplified the explanation for when an appraisal gap is used for the appraisal contingency. Boxed late acceptance to emphasize that it is separate from the rest of the form.
BPA	Business Purchase Agreement	12/25	Conformed to changes in RPA.
BRBC	Buyer Representation and Broker Compensation Agreement	12/25	Clarified that compensation is earned if buyer assigns the purchase agreement.
CCSPA	Condominium Conversion Subdivision Purchase Agreement and Joint Escrow Instructions	12/25	Conformed to changes in RPA.
CCPA	California Consumer Privacy Act Advisory	12/22	Modified form to better describe the law, which has had adjustments over time. Added a paragraph to discuss with broker, whether the law applies and what the requirements are.
CL	Commercial Lease Agreement	12/24	Added a paragraph for the parties to agree if tenant will be responsible for replacement of certain items/systems. Added Broker Compensation paragraph and modified Agency Confirmation to conform to other leases.

CLA	Commercial Residential Income and Vacant Land Listing Agreement	12/25	Conformed to changes in RLA.
CPA	Commercial Property Purchase Agreement and Joint Escrow Instructions	12/25	Conformed to changes in RPA.
ESD	Exempt Seller Disclosure	6/23	Added a paragraph to explain that while seller may be exempt from TDS, they might still have to comply with water heater and smoke detector requirements.
LCA	Lease Rental Commission Agreement	6/25	Conformed compensation paragraphs to LL. Added other terms.
LDAA	Liquidated Damages and Arbitration Additional Signature Addendum	6/25	Modified the form to be used not only with Additional Signature Addendum, but also with Counters or Amendments.
LL	Lease Listing Agreement Exclusive Authorization To Lease Or Rent	12/25	Added a check box and initial requirement to create an obligation for the rental property owner to pay a commission if they sell the property to the tenant in the future.
NBIP	Notice of Broker Involved Properties	6/25	Modified to also be appliable to a tenant representation agreement.
NCPA	New Construction Residential Purchase Agreement and Joint Escrow Instructions	12/25	Conformed to changes in RPA.
NODPA	Notice of Default Purchase Agreement	12/25	Conformed to changes in RPA.
PMA	Property Management Agreement	12/24	Conformed paragraph requiring insurance to other agreements.
PRBS-B	Possible Representation of more than one Buyer - Disclosure and Consent for Buyer	NEW	Created a PRBS version that is applicable to Buyers to be bundled with the buyer representation agreements. This allowed for the removal of the PRBS from the RPA bundle.
PRBS-S	Possible Representation of more than one Buyer - Disclosure and Consent for Seller	NEW	Created a PRBS version that is applicable to Seller to be bundled with the listings. This allowed for the removal of the PRBS from the RPA bundle.
RCJC-TOPA	Rent Cap and Just Cause Addendum - Tenant Occupied Property Addendum	NEW	This RCJC form is for use with the TOPA form and is for informational purposes only. If the buyer discovers that it was not part of the rental documents, the form has a check box to request that seller incorporate it into the rental agreement with the current tenant.
RIPA	Residential Income Property Purchase Agreement and Joint Escrow Instructions	12/25	Conformed to changes in RPA. Also added a paragraph for assignment of any tenancies.
RLA	Residential Listing Agreement - Exclusive	12/25	Added language to the unrepresented buyer paragraph to clarify when and why extra compensation may be agreed to and advises broker to give an unrepresented buyer a Buyer Non-Agency form. For dual agency, they will need an agreement with buyer to earn compensation for the buyer's side of the

			transaction. Clarified that social media is included in advertising images.
RLAN	Residential Listing Agreement - Open	12/25	Conformed to changes in RLA. Also, clarified language related compensation not being earned if seller finds their own buyer.
RLAS	Residential Lease After Sale	12/25	Conformed to RLMM.
RLASR	Residential Listing Agreement - Seller Reserved	12/25	Conformed to changes in RLA.
RLMM	Residential Lease or Month-to-Month Rental Agreement	12/25	Added Pool, Hot Tub and Spa addendum as a preprinted option for addenda to be added.
RPA	California Residential Purchase Agreement and Joint Escrow Instructions	12/25	Modified Other Seller Credits/Payments to be used for items other than closing costs or buyer broker compensation. Modified the appraisal contingency to have an option to make the contingency based upon an appraisal gap. Added Septic, Well, Propane Tank, or Property Boundaries as an option under allocation of costs (new form SWPI-C). Added references to all bundled forms. Clarified that loan contingency cannot be used if buyer is unable to obtain insurance. Added a disclosure for Septic, Well, or Propane Tank. Removed GTO reporting requirements; added requirement to cooperate with any FinCEN reporting. Clarified that deposit should be returned to buyer, even after DCE, if buyer is trying to satisfy a contingency.
RPOA	Rental Property Owner Advisory	12/25	Add a section related to successor housing provider requirements for notices to tenant and other issues related to security deposit procedures.
RR	Request For Repair	12/23	Added clarifying language about when the last section of the form should be used and signed.
SA	Seller Advisory	6/25	Added paragraphs for the possibility of FinCEN reporting requirements, wholesale buyers, and open houses.
SBSA	Statewide Buyer and Seller Advisory	6/25	Reformatted paragraph numbering and added the paragraph numbers to the table of contents.
SCO	Seller Counter Offer	12/25	Clarified the procedure for including liquidated damages and/or arbitration when not all parties initialed in the offer, with an ability to add form LDAA (see explanation below). Simplified the explanation for when an appraisal gap is used for the appraisal contingency. Boxed late acceptance to emphasize that it is separate from the rest of the form.
SMCO	Seller Multiple Counter Offer	12/25	Clarified the procedure for including liquidated damages and/or arbitration

			when not all parties initialed in the offer, with an ability to add form LDAA (see explanation below). Simplified the explanation for when an appraisal gap is used for the appraisal contingency. Boxed late acceptance to emphasize that it is separate from the rest of the form.
SPQ	Seller Property Questionnaire	12/25	Added a reference to a unit number so it can be more easily used when there are multiple units. Reformatted the Document paragraph. Added a reference to the SWPI-Q (new form) when there is a septic, well, or propane tank. Added a requirement to provide any photographs if seller indicates that it is tenant occupied.
SPRP	Seller's Purchase of Replacement Property	6/24	Added a requirement to provide proof of replacement property when the seller indicates they don't require a contingency for finding a replacement property.
SVLA	Seller's Vacant Land Advisory	6/23	Added paragraphs for the possibility of FinCEN reporting requirements.
SWPI-C	Septic, Well, Propane, and Property Boundaries Inspection and Allocation of Costs Addendum	NEW	Converted the SWPI form into this form to deal with allocating various costs related to septic, well, propane tanks, and property boundaries. Put each category into its own grid for ease of use.
SWPI-Q	Septic, Well, and Propane Tank Questionnaire	NEW	This form is a questionnaire with pertinent information related to Septic Systems, Wells, and Propane Tanks.
TDS	Real Estate Transfer Disclosure Statement	12/25	Added a reference to a unit number so it can be more easily used when there are multiple units.
TEC	Tenant Estoppel Certificate	12/23	Added questions related to the last rent increase
TOPA	Tenant Occupied Property Addendum	6/25	Added a paragraph for assignment of tenancies. Reference to RCJC-TOPA (new form). Added the ability to check a box for RCJC-TOPA and RPOA. Added language regarding security deposit and requirements for photographs.
TRBC	Tenant Representation and Broker Compensation Agreement	7/24	Defaulted the agreement to non-exclusive. Conformed compensation paragraph to mirror BRBC, including a continuation period.
VLL	Vacant Land Listing	12/25	Conformed to changes in RLA.
VLPA	Vacant Land Purchase Agreement and Joint Escrow Instructions	12/25	Conformed to changes in RPA.

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.