

December 2025 Forms Release

Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of December 15th, 2025**. 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	Version Replaced	Brief description of form or how the form was revised
AAA	Additional Agent Acknowledgement	12/21	Added checkbox to add more than 5 agents. Change LL to Housing Provider. Conform signature acknowledgment.
ABSPA	Already-Built Subdivision Purchase Agreement and Joint Escrow Instruction	6/25	Conformed to changes in RPA.
AC	Confirmation of Real Estate Agency Relationships	12/21	Change LL to Housing Provider. Conform signature acknowledgment.
ACS	Agent Commission Sharing Agreement	6/23	***Silent to change the name of mediation service***
BCO	Buyer Counter Offer	12/24	Clarified time frames when there is Late Acceptance.
BPA	Business Purchase Agreement	7/24	Conformed to RPA changes.
BRBC	Buyer Representation and Broker Compensation Agreement	6/25	In accordance with DRE regulations, clarified that the representation period should not exceed 90 days. Added reference to new CAR form RAD for certain Realtor disclosures. Clarified when agency is terminated.
CAC	Cancellation of Agency Confirmation; Amendment to Purchase Agreement	12/24	Added language to help clarify when and how to use this form.
CCSPA	Condo Conversion Subdivision Purchase Agreement	6/25	Conformed to changes in RPA.
CLA	Commercial and Residential Income Listing Agreement	6/25	Conformed to changes in RLA
CPA	Commercial Purchase Agreement	6/25	Conformed to changes in RPA.

CTT	Notice of Change in Terms of Tenancy	6/23	Added language required by the law requiring Housing Provider to provide a stove and refrigerator on all new leases or amendments.
DIA	Disclosure Information Advisory	6/23	Clarified that SPQ can be used by exempt sellers who have material information about the property. Conform signature acknowledgment.
DM	Demand for Mediation	6/23	Changed the name of mediation service and updated to make it usable in disputes between housing provider and tenant.
EL	Extension of Lease	6/23	Added language required by the law requiring Housing Provider to provide a stove and refrigerator on all new leases or amendments.
ETA	Extension of Time Amendment	12/22	Conformed the paragraphs to be the same as other agreements and amendments with an expiration of offer, acceptance, and not accepted sections.
HOA-RS	Homeowner Association Request for Required Statutory Documents and Charges	6/25	Added new document for the inspection of balconies and elevated elements as required by new law.
LL	Lease Listing	12/24	Conformed to changes in RLA
MLSA	Multiple Listing Service Addendum	9/25	Added an option to begin the marketing option selected in the future.
MOI	Move Out Inspection	6/25	Added information to the instruction sheet related to the new law that may require Housing Provider to return the security deposit electronically.
NCPA	New Construction Purchase Agreement	6/25	Conformed to changes in RPA.
NODPA	Notice of Default Purchase Agreement	6/25	Conformed to changes in RPA.
NRI	Notice of Right to Inspection Prior to Termination of Tenancy	12/22	Added information related to the new law that may require Housing Provider to return the security deposit electronically.
PMOI	Pre-Move Out Inspection Statement	6/25	Added information related to the new law that may require Housing Provider to return the security deposit electronically.
PSRA	Property Showing and Representation Agreement	12/24	Added the Disclosure Regarding Real Estate Agency Relationship as an attachment, as required by new law.

RAD	Realtor Acknowledgment and Disclosure	NEW	Replaces Realtor Acknowledgement. Makes the benefits of using a Realtor more succinct. Added a section to make disclosures required by the Realtor Code of Ethics including relationship to a principal and disclosures related to compensation.
RFA	Referral Fee Agreement	6/25	Added a reference to the new RAD form related to disclosing the amount of referral fee being paid/received.
RFR	Receipt for Reports	6/25	Added language to clarify and expand the use of each section of the form.
RIPA	Residential Income Purchase Agreement	6/25	Conformed to changes in RPA.
RLA	Residential Listing Agreement - Exclusive	6/25	Added information related to the new law and using digitally altered photographs. The following listing agreements were conformed to address changes to the RLA, where applicable: Residential Listing Agreement Seller Reserved (RLASR), Residential Listing Agreement – Open (RLAN), Commercial and Residential Income Listing Agreement (CLA), Vacant Land Listing Agreement (VLL).
RLAN	Residential Listing Agreement – “Open”	6/25	Conforming to RLA changes.
RLAS	Residential Lease After Sale	12/24	Conforming to RLMM changes.
RLASR	Residential Listing Agreement Seller Reserved	6/25	Conforming to RLA changes.
RLMM	Residential Lease or Month-To-Month Agreement	12/24	Added paragraph related to the new law that may require Housing Provider to provide a stove and refrigerator, and giving the Tenant the option to provide and maintain their own refrigerator. Clarify the language related to Tenant breach and what may be charged by Housing Provider.
RPA	California Residential Purchase Agreement and Joint Escrow Instructions	6/25	Rearranged the order of paragraphs to place paragraphs to be initialed directly prior to the signature page. Added a disclosure related to the electrical system as required by a new law.

			<p>Updated the Geographic Targeting Order paragraph as a result of a new law.</p> <p>Clarified that Seller may reject an assignment if the request comes after the time specified or if Buyer is receiving compensation for the Assignment.</p> <p>The following purchase agreements were conformed to address changes to the RPA, where applicable: Residential Income Property (RIPA), Commercial Property (CPA), Notice of Default (NODPA), Vacant Land (VLPA), New Construction (NCPA), Condo Conversion (CCSPA), Already Built Subdivision (ABSPA)</p>
RPOA	Rental Property Owner Advisory	6/25	Added information related to the new laws related to providing a stove and refrigerator and the possibility of the Housing Provider being required to return the security deposit electronically
RPOI	Rental Property Owner Intake Form	6/25	Added question about the existence of a stove and refrigerator that is required under a new law.
SCO	Seller Counter Offer	12/24	Clarified time frames when there is Late Acceptance.
SMCO	Seller Multiple Counter Offer	12/24	Clarified time frames when there is Late Acceptance.
SOLAR	Solar Advisory and Questionnaire	6/24	<p>Created three sections – advisory, questionnaire instructions, and questionnaire. Clarified and added information to the advisory to provide better explanation for the clients.</p> <p>Added a question about Solar Documents, which shall be provided to Buyer. Added/Clarified questions to provide more information to Buyer.</p> <p>Added checkboxes to owned, lease, or subject to power purchase agreement to provide more clarity.</p>

SPQ	Seller Property Questionnaire	12/24	Added questions related to any requirements related to the future replacement of gas appliances. Added a question related to residue from smoking tobacco or nicotine products as required by a new law.
SSLA	Short Sale Listing Addendum	6/25 (no new date)	***Silent to add Seller initials***
STRA	Short-Term Rental Agreement	6/24	Added a paragraph related to cleaning fees, as required by a new law related to advertising on the internet and including a cleaning fee.
STRL	Short-Term Rental Listing	12/23	Added information about a new law related to advertising on the internet and including a cleaning fee.
SUM-PMOI	Pre-Move Out Inspection Summary	6/25	Added information related to the new law that may require Housing Provider to return the security deposit electronically.
SVRA	Short Term (Vacation) Rental Advisory	6/25	Added information about a new law related to advertising on the internet and including a cleaning fee.
SWPI	Septic Inspection, Well Inspection, Property Monument, and Propane Tank Allocation of Cost Addendum	6/24	Added clarifying language about the time to deliver items or perform actions in the SWPI.
TDS	Real Estate Transfer Disclosure Statement	6/24 (no new date)	***Silent to fix typo***
TEAM	Team Agreement	6/25	***Silent to change the name of mediation service***
TMEA	Team Member Exit Agreement	6/25 (no new date)	***Silent to change the name of mediation service***
TRPR	Offer of Tenant Positive Rental Payment Reporting	6/25	No substantive change. Clarified language to make terms clearer.

UOA	Unsolicited Offer Attestation	NEW	New law requires, for properties in certain zip codes, an attestation by Buyer and Seller that the offer was not unsolicited, which must be recorded by Buyer
VLL	Vacant Land Listing Agreement	6/25	Conformed to changes in RLA.
VLPA	Vacant Land Purchase Agreement	6/25	Conformed to changes in RPA.
WFDA	Wildfire Disaster Advisory	6/25	Updated the information resources. Added a warning about Buyer responsibility to obtain compliance post closing, if applicable.

C.A.R. no longer monitors the legal validity of any prior form version.
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.