

## **Frequently Asked Questions**

### **1. What is the main change under AB 414?**

AB 414 requires security deposits to be **returned electronically** when electronic payments were used during the tenancy.

### **2. Does AB 414 apply to all security deposits?**

No. It applies when the landlord **accepted electronic payments** such as ACH, online portals, or payment apps.

### **3. Can landlords still return deposits by paper check?**

Yes, but only if the tenant **agrees in writing** to receive the deposit by check.

### **4. Does AB 414 change the 21-day deadline?**

No. The deadline remains **21 days**.

### **5. Can itemized statements be emailed?**

Yes, with **written agreement** from the tenant.

### **6. What if the tenant no longer has the same bank account?**

Landlords should request updated account information or obtain written agreement for an alternative refund method.

### **7. Does AB 414 apply to partial refunds?**

Yes. Any remaining portion of the deposit must follow AB 414 procedures.

### **8. How does AB 414 apply to multiple tenants?**

The law allows flexibility but emphasizes **written agreements** on how refunds are delivered.

### **9. Does AB 414 affect allowable deductions?**

No. Deduction rules remain unchanged.

### **10. Does AB 414 apply if rent was always paid by check?**

Not automatically. However, written agreements can still allow electronic refunds.

## **Common Mistakes to Avoid**

- Sending paper checks without written tenant consent
- Forgetting to notify tenants of their electronic refund rights
- Emailing statements without written authorization
- Missing the 21-day deadline while changing refund methods