



## New Law Changes in Commercial Eviction (Unlawful Detainer) Timeframes\*

On October 3, 2025, Assembly Bill 1384 ("AB 1384") titled "Summary Proceedings for Obtaining Possession of Real Property: Procedural Requirements" was signed into law, which amended procedural requirements for eviction (often referred to as unlawful detainer) actions involving commercial tenants.

AB 1384 seeks to expedite eviction proceedings involving commercial tenants by requiring courts to promptly schedule hearings when a demurer or motion is filed to strike the complaint (or a portion of the complaint). Previously, courts had broad discretion to continue eviction hearings for good cause, often resulting in extended delays, prolonged vacancies, and increased legal costs. Under AB 1384, California Code of Civil Procedure Section 1170 was amended to permit courts to hear such motions no later than 10 court days after the first scheduled hearing date. The new law aims to reduce delays and promote more efficient resolution of commercial eviction proceedings. AB 1384 became effective January 1, 2026.

For more information regarding AB 1384, contact Joel Cook at [JCook@ABLawyers.com](mailto:JCook@ABLawyers.com).

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\* Janet Bonnefin has retired from the firm.

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