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STEVEN ADAIR MACDONALD  
&  
PARTNERS, P.C.  
SINCE 1982

# **SAMLAW Digest**

Your Source for Legal News and Updates



## **Rescinding a Lease or Purchase Agreement in California: The Role of Nondisclosure**

In California, certain “material facts” about a property must be disclosed before a

lease or purchase agreement is signed. These are details that could influence a party’s decision, such as defects, prior damage, environmental hazards, or zoning issues. In residential sales, the Transfer Disclosure Statement is the standard form for sharing this information. Under Civil Code § 1689, failing to disclose required facts can give the other party the right to rescind the agreement if the omission amounts to fraud, misrepresentation, or significant nondisclosure.

Rescission cancels the contract and restores both sides to their original positions. It is available to buyers, sellers, landlords, and tenants in certain situations, and generally requires quick action once the issue is discovered, formal notice, and returning any property, funds, or benefits received.

California law also has specific commercial lease protections. For example, if a landlord does not provide a Certified Access Specialist (CASp) report at least 48 hours before signing, the tenant may rescind within 72 hours. Whether you are renting, leasing, buying, or selling, knowing these rules can help you respond quickly and choose the right path, whether rescission, renegotiation, or another resolution.

The **Law Offices of Steven Adair MacDonald & Partners** represent clients on all sides of real estate and leasing matters. If you have questions about disclosure obligations or believe a nondisclosure may impact your agreement, call **(415) 956-6488** or visit [samlaw.net](http://samlaw.net) for a confidential consultation.

# Firm News & Updates

## Testimonials Spotlight

"Professional, Responsive, and Solution-Oriented"

Thank you to **Anna Liu & her team** at Steven AdairMacDonald&Partners for delivering a truly great experience!



A screenshot of a Google review from Nancy Da Silva. The review is set against a dark blue background with a white rounded rectangle containing the text. The reviewer's name and profile picture are at the top left, followed by five yellow stars. The review text describes a positive experience with Olivia Dopler on legal matters related to rental properties.

## Celebrating Excellence

Congratulations to our **2025 Northern California Super Lawyers and Rising Star!** We're proud to celebrate **Steven Adair MacDonald, Jethro S. Busch, and Tiffany W. Yee** for being named 2025 Super Lawyers—and **Anna Liu** for being recognized as a 2025 Rising Star. Your dedication and excellence continue to raise the bar.



A banner celebrating the 2025 Super Lawyers and Rising Stars. The title "2025 Super Lawyers and Rising Stars" is prominently displayed in orange and white. Below the title are four circular portraits of the recipients: Steven Adair MacDonald (2025 Northern California Super Lawyer), Jethro S. Busch (2025 Northern California Super Lawyer), Tiffany W. Yee (2025 Northern California Super Lawyer), and Anna Liu (2025 Northern California Rising Star). Each portrait includes the recipient's name and title in a stylized font.

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**(415) 991-6078**

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