

**Attachment 4
POLICY RECOMMENDATION COMPARISON**

ISSUES		EXISTING STATE LAW	CV 3/1/22 DRAFT RECOMMENDATIONS	RESIDENTS (ACCE) RECOMMENDATIONS	LANDLORDS RECOMMENDATIONS
General Comments/ Applicability	<i>Need for Local Ordinance</i>			Claim: Gaps in State law need to be addressed to protect tenants against no fault evictions.	Claim: AB1486 has not been in place long enough for the industry to determine impact. Local regulations would create a solution for a problem that is not substantiated.
	<i>Length of Tenancy</i>	Protections after 12 months of tenancy.	Protections after 12 months of tenancy.	Protections on Day one of tenancy.	Protections after 12 months of tenancy.
Just Cause/ No Fault Termination of Tenancy	<i>Types of Rental Complexes Covered</i>	All complexes.	All complexes have basic protections. Residential Rental Complexes of 3 or more units have enhanced protections.	All complexes have enhanced protections.	Let state law govern.
	<i>First Right of Refusal</i>	First right of refusal only for withdrawals from rental market in rent controlled jurisdictions per Ellis Act. No first right of refusal under Tenant Protection Act of 2019. Under Costa-Hawkins Act City must allow owner to set new rent amount after termination of tenancy.	First right of refusal at market rate for up to two years for terminations based on substantial remodel, withdrawal from rental market and complete demolition of units in complexes of three or more. Tenant required to notify of forwarding address.	First right of refusal/return at previous rental rate for all no-fault just-cause terminations of any unit.	Let state law govern.

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	<i>Substantial Remodel</i>	Termination of Tenancy for Substantial remodel allowed if major repairs, permit or hazardous substance abatement, and rental unit must need to be vacant for more than 30 days.	Termination of Tenancy for Substantial remodel allowed if major repairs; permit or hazardous substance abatement; cost of repairs is greater than \$40 per square foot; and rental units must need to be vacant for more than 60 days.	No termination of tenancy for substantial remodel.	Let state law govern. Ability to terminate for substantial remodel must be available.
	<i>Relocation Assistance</i>	One month's existing rent for no-fault termination of tenancy.	One month's HUD SAFMR for no-fault termination of tenancy. Two month's HUD SAFMR for demolition, removal from market, and substantial remodel of a unit in a complex of three or more units.	Relocation payments of \$7,000 per tenant.	Let state law govern.
	<i>Noticing for Tenants</i>	30 days notice if renting for less than 12 months; 60 days notice if renting for 12 months or more. 120 notice required or 365 days notice required if tenant is elderly or disabled for withdrawals from rental	30 days notice if renting for less than 12 months; 60 days notice if renting for 12 months or more. 120 notice required or 365 days notice required if tenant is elderly or disabled for withdrawals from rental market, substantial remodel, and	120 day notice for every termination of tenancy + additional notice for elderly/disabled.	Let state law govern.

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		market in rent controlled jurisdictions per Ellis Act.	demolition for units in complexes of three or more.		
Anti-Harassment	<i>Tenants Covered by Anti-Harassment</i>	All tenants.	All tenants.	All tenants.	Mobilehomes and mobilehome owners should not be included.
	<i>Anti-Harassment Provisions</i>	4 kinds of harassment covered.	Additional 12 kinds of harassment covered.	Additional 25 kinds of harassment covered.	Let state law govern.