

Attachment 1
COMPARISON OF LOCAL TENANT PROTECTION ORDINANCES

City	Just Cause Ordinance	Rent Control	Managed By	Relocation Assistance	Owner Move-in Requirement	Substantial Rehab Definition	Written Notice Requirement	Right of Return and First Right of Refusal	Exceptions	Tenant Protection/ Harassment
Berkeley	13.76.130	Yes	Rent Stabilization Board	Standard relocation for residents who have occupied unit for more than one year: \$16,341 and an additional \$5,447 to low-income households, disabled, elderly, families with children, or if residents have occupied the unit since before 1/1/1999. Relocation fees are to be divided among residents.	Requires rental property to be occupied by owner or family for at least 36 months.	Rehab must be required for code compliance or tenant safety and cannot be completed while the tenant resides on the premises.	Ellis Act 120 day notice requirement.	Former tenant must be offered the same unit for the same price if it is returned to the market.	Rentals owned by government agency, hotels, section 8, hospital rentals, rooms rented in owner's home, dorms.	13.76.140 - Defines 5 types of retaliation.
East Palo Alto	14.04.160	Rent Stabilization	Rent Stabilization Board	Ellis Act requirements only and "powers reserved to the city council" (14.04.220)	Requires rental property to be occupied by owner or family for at least 12 months.	Rehab must be required for code compliance or tenant safety and cannot be completed while the tenant resides on the premises. Repairs must not cost less than 10 times the monthly rent and unit must be uninhabitable for more than 30 days.	Ellis Act 120 day notice requirement.	Former tenant must be offered the same unit for the same price if it is returned to the market.	Hotels, care facilities, nonprofit housing, units shared with the landlord.	14.04.170 - Defines 7 types of tenant harassment. Prohibits 5 types of retaliation.
Glendale	9.30.010	No	N/A	Landlord must pay two times HUD fair market rent plus \$1,000. Fee is prorated among occupants. One half to be paid five days after notice is given, then one half paid five days after tenant vacates residence.	Requires rental property to be occupied by owner or family. Timeline unspecified.	Repairs must not cost less than 8 times the monthly rent and unit must be uninhabitable for more than 30 days	Ellis Act 120 day notice requirement.	Former tenant must be offered the same unit for the same price if it is returned to the market.	Hotels, temporary homeless housing, hospitals, religious facilities, extended care facilities, dorms, nonprofit senior living, schools, rental properties with two or fewer unites.	9.30.060 - Defines 5 types of retaliation.

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Long Beach	8.99	No	N/A	Owner must pay relocation equal to one month or waive final month's rent. Payment must be made within 15 days of notice	No specified timing for owner or owner family residency.	Rehab must be required for code compliance or tenant safety and cannot be completed while the tenant resides on the premises. Unit must be uninhabitable for more than 30 days.	Ellis Act 120 day notice requirement.	Not detailed in city ordinance.	Hotels, nonprofit hospitals, dorms, rooms rented in owner's home, ADUs, housing with a certificate of occupancy in the last 15 years.	(8.101.030) - Defines 13 types of tenant harassment.
Los Angeles	151.09 & 151.30	Yes	LA Housing and Community Investment Department	Qualified tenants can receive between \$14,000 and \$19,700 with additional costs paid to other tenants. The amount varies depending on the number of units in the complex and owners property portfolio.	Requires rental property to be occupied by owner or family, or taken off market for at least 24 months.	Rehab must be required for code compliance or tenant safety and cannot be completed while the tenant resides on the premises. Unit must be uninhabitable for more than 30 days.	Ellis Act 120 day notice requirement.	Former tenant must be offered the same unit for the same price if it is returned to the market. Unless the unit is re-offered more than two years later.	Rental properties with two or fewer units, hotels, nonprofit housing cooperative, hospitals, LA Housing Authority housing.	151.33 - Defines 17 types of tenant harassment.
Oakland	8.22.300	Rent Adjustment Program	Rent Board	\$6,500 for studios and one bedroom apartments. \$8,000 for two bedrooms, \$9,875 for units with three or more bedrooms. Payment is divided equally among tenants. Low-income tenants, elderly, disabled tenants, and tenants with children are entitled to an additional \$2,500.	Requires rental property to be occupied by owner or family for at least 36 months.	Rehab must be required for code compliance or tenant safety and cannot be completed while the tenant resides on the premises. Unit must be uninhabitable for more than 30 days.	Ellis Act 120 day notice requirement. Elderly and disabled tenants who give written notice of extension within 60 days of eviction notice can extend up to one year.	Former tenant must be offered the same unit for the same price if it is returned to the market. Unless the unit is re-offered more than five years later.	Hospitals/health facilities, nonprofit housing for short term substance treatment or homeless services.	(8.22.600) - Defines 22 types of tenant harassment. Prohibits retaliation, differential treatment, and enacting late payment fees.

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Santa Ana	NS-3010	Yes	Rent Board	For no fault, owner has option to waive final three months rent or pay three months rent to each occupant within 15 days.	Requires rental property to be occupied by owner or family, or taken off market for at least 24 months.	Rehab must be required for code compliance or tenant safety and cannot be completed while the tenant resides on the premises. Unit must be uninhabitable for more than 30 days.	Ellis Act 120 day notice requirement.	Former tenant must be offered the same unit for the same price if it is returned to the market within six months.	Hospitals, dorms, hotels, ADUs, rooms rented in owner's home, owner occupied duplex, housing with a certificate of occupancy in the last 15 years.	NS-3010 Section 8 1996 - Defines 15 types of tenant harassment. Prohibits three types of retaliation.