



Santa Barbara City Council "TENANT PROTECTION" ORDINANCES

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I am disappointed to tell you that after hours of testimony, on Tuesday, April 16th the Santa Barbara City Council rejected the past two years of compromise and negotiations conducted by the Council's Tenant-Landlord Task Force. The Council approved:

1. Mandatory One Year Written Leases
2. Tenant Displacement Assistance
3. Just Cause

Below is what is currently being considered, but the ordinance language has not yet been finalized. We will be actively engaged with City Attorney and Ordinance Committee while it is being written.

WHO will it impact?

City Council members suggested that all rentals, even single-family homes, be regulated.

WHEN will this go into effect?

Earliest -- Perhaps 3 months.

WHAT is Just Cause?

JUST CAUSE basically provides tenants with the same eviction protections already provided by state law. A tenant can only be evicted during their lease for specific legal reasons such as non-payment of rent, nuisance, illegal use or breach. SBRPA owners believe in protecting tenants' legal rights, so...

WHY are we opposed to Just Cause?

I. DIFFICULTY & EXPENSE OF "PROBLEM TENANT"

"Just Cause" applies when there is no lease or the lease is ending. You can no longer simply decide not to renew. You **must** renew unless you have "Just Cause". As an owner or manager, your job is to make sure the rights of all your tenants are respected. *Have a "problem tenant" that your other tenants are complaining about - Noise - Drugs - Gang activity?*

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The Remedy Now -->

Do not renew the lease.

The Remedy Under "Just Cause" -->

Gather evidence, 3rd party witnesses, pay attorney, go to court.

"Just-cause" makes it very difficult and expensive to remove tenants who have no regard for their neighbors, destroy the property, or are involved in illegal activity. As a result, communities suffer the consequences

II. LANDLORD MUST RENEW - OR PAY TENANT 4 MONTHS RENT TO MOVE

Except for "eviction" causes, all other "just causes" for not renewing a lease (i.e. renovation, personal use, demolition) require the Landlord pays the tenant to move. How much in Santa Barbara? Landlords will pay tenants the higher of 4 months' rent or \$5,000, (plus \$3,000 for special categories of tenants such as elderly and physically handicapped.)

III. JUST CAUSE ----> RENT CONTROL

With only one exception, in the U.S. every city that implemented Just Cause, next implemented Rent Control.