



# CITY OF COSTA MESA

P.O. BOX 1200, COSTA MESA, CALIFORNIA 92628-1200

FROM THE OFFICE OF THE CITY MANAGER

December 21, 2023

## **RE: Costa Mesa Just Cause Residential Tenant Protections Urgency Ordinance**

Dear Property Owner(s):

On November 7, 2023, the Costa Mesa City Council adopted Urgency Ordinance NO. 2023-04, amending Title 9 (Licenses and Business Regulations) of the Costa Mesa Municipal Code by adding Chapter II (Regulation of Certain Businesses, Article 24 (Just Cause Residential Tenant Protections)). The Urgency Ordinance (Ordinance) went into effect immediately upon its adoption. The purpose of the Ordinance is to ensure that tenants and their families who are facing no-fault evictions and may be at risk of becoming homeless receive the necessary guidance and support to remain productive members of our community. In addition, the City Council approved up to two additional Community Outreach Worker positions to support both landlords and tenants through the eviction process to ensure compliance with local and state laws.

### **Background**

On October 8, 2019, the Governor signed into law Assembly Bill 1482 (AB-1482), known as the Tenant Protection Act of 2019. Among other provisions, AB-1482 prohibits owners of residential real property from evicting a tenant without just cause when said tenant has occupied a residential unit for a minimum of 12 consecutive months. AB-1482 further delineates just cause evictions into At-Fault and No-Fault.

On September 30, 2023, the Governor signed into law Senate Bill 567 (SB-567), which amends AB-1482 to place additional requirements on residential property owners when issuing no-fault just-cause evictions. SB-567 prescribes enforcement mechanisms by making an owner in violation of state law liable to the tenant in a civil action for damages up to three times the actual damages, in addition to punitive damages.

Please be advised that City Ordinance 2023-04 includes all of the Provisions of SB-567, effective immediately, among other provisions. Please see a more detailed explanation below.

## **Costa Mesa Tenant Protection Ordinance**

The Ordinance includes three additional provisions regarding no-fault just cause evictions. These additional provisions are:

1. **Effective Date** - The Ordinance includes all eviction notices issued on or after November 7, 2023.
2. **Noticing** - The Ordinance requires owners to notify the City within three (3) business days after giving notice to their tenant. Failure to properly notify will render a notice to vacate void. The notice to the City may be submitted through the City's Totally Electronic Self-Service Application (TESSA) in early 2024. Until then, please send copies of any relevant documents to [evictions@costamesaca.gov](mailto:evictions@costamesaca.gov).
  - a. When noticing a tenant on the intent to demolish or substantially remodel, the notice must include:
    - i. A description of the substantial rehabilitation to be completed.
    - ii. Approximate estimated duration of the substantial rehabilitation or expected date the property is to be demolished.
    - iii. A copy of the building permit(s) required to undertake the substantial remodel or demolition, or a copy of the contract for work not requiring any permits.
3. **Relocation Assistance** - The Ordinance requires owners to pay tenants being issued a no-fault just cause eviction relocation assistance equal to one (1) month of Fair Market Rent (FMR) as determined annually by the U.S. Department of Housing and Urban Development (HUD) or waive the tenant's final month of rent and, if FMR is higher than the current rent, make a payment to the tenant to cover the difference.

The following table represents the relocation assistance rates required by the Ordinance (i.e., one month of 2024 HUD Fair Market Rent):

ZIP Code	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom
92626	\$2,480	\$2,640	\$3,140	\$4,250
92627	\$2,120	\$2,260	\$2,680	\$3,630

The City is committed to serving both property owners and tenants facing a no-fault just cause eviction. **To request assistance or for additional information, please email [evictions@costamesaca.gov](mailto:evictions@costamesaca.gov), call (714) 754-5346, or visit the City's website at [www.costamesaca.gov/tenantprotections](http://www.costamesaca.gov/tenantprotections).**

Sincerely,



Lori Ann Farrell Harrison  
City Manager  
City of Costa Mesa