



CITY OF COSTA MESA

Just Cause Residential

Tenant Protections Ordinance (No. 2023-04)

Fact Sheet

BACKGROUND

On November 7, 2023, the Costa Mesa City Council adopted a Just-Cause Residential Tenant Protections Urgency Ordinance (No. 2023-04) to align with State Bills AB 1482 and SB 567.

OVERVIEW

The ordinance includes the following provisions:

1. **Effective** November 7, 2023.
2. Landlords or their representatives must notify the City within **three (3) business days** after giving an eviction notice to their tenant. Failure to properly notify renders a notice to vacate void.
3. Landlords or their representatives must pay tenants issued a no-fault just cause eviction relocation assistance equal to **one (1) month of Fair Market Rent (FMR)** or waive the tenant's final month of rent. If FMR is higher than the current rent, tenant is owed the difference.

RELOCATION ASSISTANCE

The relocation assistance rates required by the ordinance are as follows (i.e., 1 month of FMR*):

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

NOTIFICATIONS

Landlords of applicable properties **must** notify:

1. **City of Costa Mesa:**
 - a. Landlords must submit, through the City's Totally Electronic Self-Service Application (TESSA), a copy of all documents served to the tenant.
2. **Tenants:**
 - a. Landlords issuing a no-fault just cause eviction for intent to demolish or substantially rehabilitate the property, must provide written notice to tenants including:
 - i. A **description** of the substantial rehabilitation to be completed;
 - ii. An approximate **estimated duration** of the substantial rehabilitation or expected date the property is to be demolished; and
 - 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 permits.

*Fair Market Rent(FMR) is determined annually by the U.S. Department of Housing and Urban Development.

FOR ADDITIONAL INFORMATION:



714-754-5346



evictions@costamesaca.gov



costamesaca.gov/tenantprotections



CITY OF COSTA MESA

Just Cause Residential Tenant Protections

Legislative Overview

AB-1482 & SB-567

AB 1482: TENANT PROTECTION ACT OF 2019

Signed into law on October 8, 2019, AB 1482 prohibits owners of residential properties from evicting a tenant without **just cause** when said tenant has occupied a residential unit for a minimum of 12 consecutive months. This bill delineates just cause evictions into **two** categories: **At-Fault** and **No-Fault**.

At-Fault Just Cause Reasons	No-Fault Just Cause Reasons
<ul style="list-style-type: none">• Failure to pay rent• Material breach of rental agreement• Maintaining, committing, or permitting a nuisance• Using premises for an unlawful purpose or committing criminal activity• Failure to sign a substantially similar lease• Subleasing the premises in violation of the lease agreement• Refusing to allow the owner to access premises• Failure to move out after being provided written notice	<ul style="list-style-type: none">• Intent to occupy the property by the owner or an immediate family member• Withdrawal of the property from the rental market• Comply with an order from a government agency, court, or ordinance• Intent to demolish or substantially rehabilitate the property

SB 567: HOMELESSNESS PREVENTION ACT OF 2023

Signed into law by the Governor on September 30, 2023, this bill amended AB 1482 to place **additional requirements** on residential property owners when issuing **no-fault just-cause evictions**.

- **Intent to Occupy**
 - Owners/designated family member are to move in within 90 days of the tenant vacating the unit and maintain occupancy for a minimum period of 12 consecutive months.
- **Intent to demolish or substantially rehabilitate**
 - Owners are to provide a description and estimated duration of the substantial rehabilitation to be completed, or expected date the property is to be demolished, and a copy of the building permit(s) required to undertake the work, or a copy of the contract for work not requiring permits.
- Makes an owner who issues a notice of eviction in violation of AB-1482 and/or SB-567 liable to the tenant in a civil action for damages up to 3 times the actual damages, plus punitive damages.

FOR ADDITIONAL INFORMATION:



714-754-5346



evictions@costamesaca.gov



costamesaca.gov/tenantprotections