



NOTICE 6G

ADDITIONAL NOTICE FOR WITHDRAWAL OF PROPERTY FROM THE RENTAL MARKET (ELLIS ACT)

Only fill out this page if the reason for eviction is 6G, withdrawal from the rental market, was checked on the Notice of Eviction form.

This form should be provided in the same language as the original Lease Agreement.

This notice of intent to withdraw the dwelling unit must be provided to the tenant and the City at least 120 days prior to the intended move out date.

EXCEPTIONS: If tenant or member of tenant household has resided in the unit for at least one year and is:

- 62 years or older or disabled, then tenant can request an extension to 365 days from notice date being provided to the City. However, the tenant must give written notice to the owner within 60 days of the date of delivery of the notice. (PMC Section 6.60.070(A)(1)).
- a child under the age of 18 or an educator, then the move out date cited on the Eviction Notice may not be during their school year. (PMC Section 6.60.050(E)).

Landlord must submit this form to the City Housing Manager within 10 days of providing this notice to tenant. Form can be provided via mail or in person: 11 English Street, Petaluma OR via email to:

tenantprotections@cityofpetaluma.org

1. WHAT IS THE INTENDED USE OF THE DWELLING UNIT(S) TO BE WITHDRAWN?

2. NUMBER OF DWELLING UNITS BEING WITHDRAWN FROM THE RENTAL MARKET: _____

3. ADDRESS OF DWELLING UNIT(S) TO BE WITHDRAWN:

4. NAME OR NAMES OF THE TENANTS RESIDING IN THE DWELLING UNITS TO BE WITHDRAWN:

5. DATE ON WHICH THE DWELLING UNITS WILL BE WITHDRAWN FROM THE RENTAL MARKET:

6. CURRENT RENT AT EACH DWELLING UNIT: _____



This notice satisfies Petaluma Municipal Code Section 6.60.070(A)(1)'s requirement of additional notice for certain No Fault terminations.

CityofPetaluma.org/TenantProtections

If the withdrawn unit or another unit on the property becomes available for residential rent within 10 years of the date the dwelling unit is withdrawn, the tenant shall have first right of refusal to return to the dwelling unit. (Petaluma Municipal Code (PMC Section 6.60.090(B))).

If the withdrawn unit is available for rent within the first two years of withdrawal, the landlord shall be liable to the tenant who was displaced by the withdrawal for damages. Tenant has three years from when the unit was withdrawn to file an action for damages. (PMC Section 6.60.090(C)).

Landlord must notify City's Housing Manager if landlord intends to re-rent the withdrawn unit again within 10 years of the property being withdrawn. (PMC Section 6.60.070(A)(5)).

RIGHTS TO RELOCATION ASSISTANCE

If Landlord evicts tenant to permanently remove unit from the market, owner to occupy unit, or for substantial rehabilitation, the tenant is entitled to relocation assistance. The assistance can be a direct payment or credit towards payments due. (PMC Section 6.60.080)

AMOUNT OF RELOCATION ASSISTANCE:

- 100% of one month of rent; or
- 150% of one month rent if the tenant household:
 - Qualifies as low income; or
 - Has a disability; or
 - Is over the age of 62; or
 - Includes a child below the age of 18; or
 - The tenancy commenced prior to January 1, 2010

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE STATEMENTS ON THIS FORM ARE TRUE AND CORRECT.

NAME OF LANDLORD/AGENT: _____

RELATIONSHIP TO THE PROPERTY: _____

SIGNATURE : _____

DATE OF SIGNATURE : _____

NEXT STEP:

Within 14 days of providing this notice to the City's Housing Manager the landlord shall record a City memorandum with the Sonoma County Recorder's Office against the property. Landlord shall provide the City's Housing Manager a copy of the recorded memorandum via mail or in person: 11 English Street, Petaluma OR via email to: tenantprotections@cityofpetaluma.org (PMC Section 6.60.070(A)(3)).



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