

Major Renter Protection Policies

City of San Rafael Policy	City Policy Description	Municipal Code	Start	End	Housing Element Program	State Law	State Policy Description	Start	End
Relocation Assistance in Opportunity Zones	Requires property owners to pay relocation assistance to all tenants in Census Tract 1122.01 (core Canal area) in cases of "no fault" eviction. Applies regardless of household income. Payment includes two times the rent, security deposit, moving expenses, daily stipend, and a supplement for families with children and elderly or disabled households. Residents evicted "for cause" are not eligible.	Chapter 10.111	2021	ongoing	Program 10: Just Cause for Eviction In 2023-2024: -Evaluate buyout practices and consider regulating -Consider expanding relocation assistance to other predominantly low-income census tracts -Periodically evaluate policy, including payment amounts	AB 1482 (Civil Code section 1946.2)	Regardless of the tenant's income, for no-fault just cause terminations, AB 1482 requires that the owner either provide a direct payment of one month's rent to the tenant, or waive in writing the payment of rent for the final month of the tenancy.	2019	1/1/2030
Cause Required for Eviction	Regulates the grounds for eviction for properties containing at least three separate Dwelling Units. Terminations must qualify as either For Cause (e.g., failure to pay rent, breach of contract) or "No fault", which includes demolition of the unit, permanent removal for rental use, landlord move-in (including family member) for at least a year, substantial rehabilitation for health and safety concerns, and tenant refusal to execute a lease. For units being permanently removed from the market, a 120-day notice to tenants is required.	Chapter 10.105	2019	ongoing	Program 10: Just Cause for Eviction Monitor effectiveness of regulations, periodically review and revise as needed. Next evaluation in 2023-2024 to focus on: -additional relocation assistance and longer notice periods for seniors, persons with disabilities, households with school-aged children -increasing relocation payments to match current rental market conditions -increasing right-to-return protections, reducing incentives for Owner Move-In evictions, withdrawal from the rental market, and substantial remodels	AB 1482 (Civil Code section 1946.2)	AB 1482 prohibits residential rental property owners of covered units from terminating a tenancy unless the property owner has a "just cause". The law identifies two categories of just causes: at fault causes, where the tenant is at fault for violating lease terms, and no-fault causes, where the property owner wants to recover possession of the property, regardless of the tenant's actions.	2019	1/1/2030
Rental Housing Dispute Resolution	If rent is increased more than 5% in a 12-month period, the tenant (or landlord) is able to request mediation services. It is then mandatory that the landlord participates in the mediation process, but the parties cannot be compelled to reach a resolution. The goal of the program is to facilitate constructive conversations in a neutral and accountable environment. Landlords are required to provide a Notice of Tenant Rights to tenants when entering into a new rental agreement, when renewing a rental agreement, and when providing notice of a rent increase. Applies to all rental units in San Rafael.	Chapter 10.100	2019	ongoing	Program 11: Tenant Protection Measures Request data from the County on the number of rent mediation cases and their outcomes. Based on evaluation, identify ways to improve the mandatory mediation program.				
Rental Housing Source of Income Discrimination	For all rental units in San Rafael, the following actions are prohibited: • To interrupt, terminate, or refuse to initiate any transaction in real property because of a tenant's source of income. • To include in the terms or conditions of a transaction in real property any discriminating clause, condition or restriction due to the tenant's source of income. • To refuse or restrict facilities, services, repairs or improvements because of the tenant's source of income. • To make, print, publish, advertise, or disseminate any notice, statement or advertisement with respect to a transaction in real property that indicates preference, limitation or discrimination based on source of income.	Chapter 10.98	2019	ongoing	Program 5: Public Information and Engagement Educate and engage landlords, property managers, tenants and non-profit organizations on tenants' rights related to housing vouchers and local and state laws prohibiting source of income discrimination.	SB 329	housing providers, such as landlords, cannot refuse to rent to someone, or otherwise discriminate against them, because they have a federal, state, or local housing subsidy, such as a Section 8 Housing Choice Voucher, that helps them to afford their rent.	1/1/2020	ongoing
Relocation assistance for displaced residential rental unit tenants	Citywide. Requires that demolitions or renovations that permanently displace low-income tenants from their residences must provide relocation assistance to those tenants. Eligible tenants must receive at least 60 days' notice to vacate, including information regarding their eligibility for relocation assistance based on their income. The current relocation allowance is two times monthly rent.	Section 14.16.279	2005	ongoing	Program 10: Just Cause for Eviction	AB 1482 (Civil Code section 1946.2)	Regardless of the tenant's income, for no-fault just cause terminations, AB 1482 requires that the owner either provide a direct payment of one month's rent to the tenant, or waive in writing the payment of rent for the final month of the tenancy.	2019	1/1/2030
Apartments and Hotels – Periodic Housing Inspection Program and Caretaker Requirements	Inspections of rental housing units with three units or more at least once every five years, with written notice provided to owners, for unsanitary conditions, poor maintenance, deteriorated or defective features, lack of required light and ventilation, plumbing and electrical systems, basic safety features (smoke detectors, etc.). Failure to correct issues identified during inspection can result in fines and legal action. Owner must post contact information of management agent, a response to contacts shall be made within a reasonable time period. Onsite Manager required for 16 or more units, staffed during the hours of 8 a.m. to 5:00 p.m.	Chapter 12.310	2001	ongoing	Program 12: Periodic Housing Inspection Program -In 2024, increase the frequency of inspections for properties that have more than one reported and verified violation in a year. -By 2025, evaluate program efficiency and effectiveness and develop recommendations.				
Mobile Home Rent Stabilization	Park operator can only increase rent once per year on established anniversary date based on cost-of-living factor equal to 75% of CA Consumer Price Index.	Title 20	1989	ongoing	Program 30: Preservation of At-Risk Housing - Maintain rent stabilization regulations for mobile home parks. - Monitor the status of mobile home parks. In the event of a sale, alert nonprofit partners who may be interested in purchasing. In the event of a conversion, ensure the owners adhere to requirements for mobile home park closure.				