

Policy	Description	Topic	Agency	Start Year	End Year	Notes
Right of first refusal for displaced occupants	A project that requires the demolition of housing is required to provide relocation assistance and a right of first refusal in the new housing to occupants who were displaced from a "protected unit" (deed restricted, rent controlled, Below Market Rate inclusionary), or who were evicted due to the Ellis Act in the last 5 years, or who are low income.	Anti-displacement	State of California	2019	1/1/2025	SB 330: Housing Crisis Act
Violence Against Women Act (VAWA)	Prohibits public housing authorities (PHAs) and project-based Section 8 housing from denying admission to any person simply because she has been a victim of domestic violence, dating violence, or stalking. It also requires PHAs to use leases that make clear that domestic violence, dating violence, or stalking is not good cause for evicting the victim of that violence.	Domestic Violence	US Government	2005	ongoing	
Tenant Right to Terminate Lease, Domestic Violence	Allows survivors of domestic violence, sexual assault, human trafficking, stalking, elder abuse, and dependent adult abuse to end their leases early.	Domestic Violence	State of California	2018	ongoing	California Civil Code §1946.7
COVID-19 eviction moratorium	Temporarily prohibited evictions based on non-payment of rent due to COVID-related financial impacts and prohibited property owners from charging late fees on rent owed in this period.	Eviction	City of San Rafael	2020	9/30/2022	Urgency Ordinance No. 1994 Urgency Ordinance No. 2012
Just Cause for Eviction (Local)	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.	Eviction	City of San Rafael	2019	ongoing	
Three Day Written Notice Requirement, Nonpayment of Rent	In cases of eviction for nonpayment of rent, a landlord must provide the tenant with three days' notice, excluding Saturdays and Sundays and other judicial holidays, in writing, requiring rent payment, stating the amount that is due, and how/to whom to make the payment.	Eviction	State of California	2019	ongoing	Code Civ. Proc. 1161

Just Cause for Eviction (state)	Prohibits residential rental property owners of covered units from terminating a tenancy unless the property owner has a “just cause” (at fault or no-fault). 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. Tenants who are subject to an unlawful eviction may be eligible for restitution, legal fees, and other relief.	Eviction, Relocation Assistance	State of California	2019	1/1/2030	Civil Code section 1946.2 AB 1482 Tenant Protection Act
COVID-19 related protections (temporary)	Authorized local governments to halt evictions for renters and homeowners, slow foreclosures, and protect against utility shutoff for Californians affected by COVID-19.	Evictions, Foreclosures, Utility Shutoffs	State of California	2020	2022	Executive Order N-28-20; AB 3088; SB 91; AB 832; AB 2179
Federal Data Collection and Rulemaking to further Fair Housing	FTC, CFPB commit to data collection, analysis, and enforcement on topics such as background checks, tenant screening algorithms, accurate credit reporting info; Federal Housing Finance Agency will examine proposed limits on egregious rent increases for future investments; HUD will publish notice of proposed rulemaking requiring public housing authorities and project-based rental assistance properties to provide 30+ days notice before terminating lease for rent nonpayment	Fair Housing	US Government	2023	ongoing	
Citizenship Status Discrimination	Prohibits landlords from disclosing immigration or citizenship status to harass or intimidate a tenant or occupant, retaliate against a tenant or occupant for the exercise of their rights, influence a tenant or occupant to vacate a dwelling, or recover possession of the dwelling.	Fair Housing	State of California	2020	ongoing	Cal. Civ. Code §§ 1940.35
Subsidy discrimination	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.	Fair Housing	State of California	2020	ongoing	SB 329
Rental Housing Source of Income Discrimination	For all rental units in San Rafael, it is prohibited to discriminate based on source of income and to advertise property indicating preference, limitation or discrimination based on source of income.	Fair Housing	City of San Rafael	2019	ongoing	
State Fair Employment and Housing Act (FEHA)	Protects people from housing discrimination based on categories including race, color, national origin, religion, disability, gender, gender identity, familial status, and sexual orientation and some sources of income.	Fair Housing	State of California	1980	ongoing	California Government Code Section 12900-12951 & 12927-12928 & 12955 - 12956.1 & 12960-12976

Discrimination Protections, Unruh Civil Rights Act	Applies to private housing, prohibits discrimination on the basis of citizenship, immigration status, primary language, age, medical condition, or any other arbitrary personal characteristic, specified personal characteristics	Fair Housing	State of California	2016	ongoing	California Civil Code Section 51
Fair Housing Act	Protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. Additional protections apply to federally-assisted housing. prohibits discrimination in housing because of: Race, Color, National Origin,	Fair Housing	US Government	1968	ongoing	42 U.S.C. 3601 et seq.
Right to Make Modifications, Tenants with Disabilities	A landlord must also allow a tenant with a disability to make reasonable modifications - physical changes - to the premises to the extent necessary to allow the tenant "full enjoyment of the premises." Except at properties that receive federal financial assistance, the tenant must pay for the modifications.	Fair Housing	State of California	2019	ongoing	Civ. Code § 54.1(b)(3)(A), Gov. Code § 12927(c)(1).
Enforcement response to complaints	Requires a city or county to investigate a complaint of a substandard building. prohibits a city or county from unreasonably refusing to communicate with a resident regarding a complaint	Habitability	State of California	2022	ongoing	AB-838 State Housing Law
Periodic Inspection Program - Apartments and Hotels	City inspection of rental housing units with three units or more at least once every five years	Habitability	City of San Rafael	2001	ongoing	
"Repair and deduct" remedy, Abandonment remedy	If there are substandard conditions in a rental unit that affect the tenant's health and safety, and that substantially breach the implied warranty of habitability, a tenant can A) deduct money from the rent to pay for repair of defects in the rental unit if the repairs would not cost more than one month's rent, or B) move out without being responsible for paying further rent.	Habitability	State of California		ongoing	Civ. Code § 1942
Landlord Entry into Rental Unit	Landlord can enter a rental unit only for certain specified reasons, not to conduct a general inspection, and must give the tenant reasonable advance notice in writing before entering the unit and can enter only during normal business hours. The notice must state the date, approximate time, and purpose of the entry. the law considers 24 hours' advance written notice to be reasonable in most situations.	Landlord Entry Into Rental Unit	State of California	2019	ongoing	Civ. Code § 1954
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.	Relocation Assistance	City of San Rafael	2021	ongoing	

Relocation assistance for displaced tenants, demolitions and renovations	Citywide. Requires that demolitions or renovations that permanently displace low-income tenants from their residences provide relocation assistance equal to two times the monthly rent and at least 60 days' notice to vacate.	Relocation Assistance	City of San Rafael	2005	ongoing	
Relocation Benefits Required Under Order to Vacate for Habitability Violations	Any tenant who is displaced or subject to displacement from a residential rental unit as a result of an order to vacate or an order requiring the vacation of a residential unit by a local enforcement agency as a result of a violation so extensive and of such a nature that the immediate health and safety of the residents is endangered, shall be entitled to receive relocation benefits from the owner.	Relocation Assistance	State of California	2005	ongoing	Health and Safety Code section 17975 et seq.
Temporary rent freeze, impacted census tracts	Temporarily prohibited increases in rent for tenants residing in certain residential units in US Census Tracts Nos. 1122.01 (Canal Neighborhood) and 1122.02 (Southeast San Rafael and Canal neighborhood).	Rent Increases	City of San Rafael	2021	12/31/2021	
Rental Housing Dispute Resolution, Required Mediation for Rent Increase over 5%	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. Applies to all rental units in San Rafael.	Rent Increases	City of San Rafael	2019	ongoing	
Rent Increase Limited to 10%	Caps rent increases statewide for qualifying units at 5% plus inflation, or 10% of the lowest gross rental rate charged at any time during the 12 months prior to the increase-whichever is lower. Additionally, landlords can raise rent only once over any 12 month period. The act also creates a rent gouging hotline for tenants to call if they believe their landlord is engaging in illegal rent increases.	Rent Increases	State of California	2019	1/1/2030	AB 1482 Tenant Protection Act
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.	Rent Increases	City of San Rafael	1989	ongoing	
Protection from Retaliation after Tenant Complaint	Protects tenants from landlords' retaliatory action (e.g., eviction, rent increase) when the tenant exercises a legal right (e.g., filing a complaint). If a landlord tries to evict a tenant within six months after the tenant has exercised certain rights, the law assumes the eviction is retaliatory and the burden is on the landlord to prove otherwise.	Retaliation	State of California	2020	ongoing	Civ. Code § 1942.5

Security Deposits	After a tenant moves out, a landlord has 21 days to either return all of the security deposit or return the security deposit minus any deductions along with an itemized statement. Establishes the maximum amount that the landlord can require as security	Security Deposits	State of California	2020	ongoing	California Civil Code 1950.5
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