

IMPARTIAL ANALYSIS BY SANTA ANA CITY ATTORNEY
MEASURE __

On June 18, 2024, Measure __ was placed on the ballot by the Santa Ana City Council. The Measure proposes to have the voters adopt a Rent Stabilization and Just Cause Eviction ordinance.

In October 2022, the City Council adopted a Rent Stabilization and Just Cause Eviction ordinance which is set forth in Chapter Two of the City's municipal code.

The ordinance proposed by the City Council applies rent stabilization and just cause eviction provisions to residential real property and certain mobile home spaces in the City of Santa Ana unless the property is exempt as specified in the ordinance or applicable state laws. The ordinance prohibits rent increases in excess of three percent (3%) or eighty percent (80%) of the change in the Consumer Price Index, whichever is less. The ordinance also prohibits more than one rent increase in any twelve (12) month period unless the property is exempt under the ordinance or applicable state laws. The ordinance also provides a process for a landlord to submit a Fair Return Petition requesting a rent increase in excess of that provided in the ordinance and provides a process for a landlord to submit a Capital Improvement Petition requesting a pass-through cost to the tenant to cover expenses incurred by the landlord to complete capital improvements for the rental unit.

The proposed ordinance requires an owner of any residential real property or mobile home space subject to the ordinance to give written notice to a tenant of the ordinance and of the tenant's right to respond to any petition filed with the City by the owner. The ordinance provides for a rental registry, a rental registry fee, and a Rental Housing Board.

The proposed ordinance restricts termination of certain tenancies without just cause unless the residential real estate or mobile home space is exempt under the ordinance or applicable state laws. The ordinance requires written notice of just cause to terminate tenancy and defines what constitutes just cause. The ordinance prohibits retaliatory eviction and harassment.

If the Rent Stabilization and Just Cause Eviction ordinance is approved by the voters, any changes to the ordinance would also have to be approved by the voters.

Measure __ requires simple majority approval of Santa Ana voters to pass. If Measure __ does not pass, the Rent Stabilization and Just Cause Eviction ordinance already adopted by the City Council will remain in Chapter 2 of the municipal code.

A "YES" vote on the Measure is a vote in favor of the adoption of the ordinance described above.

A "NO" vote on the Measure is a vote against the adoption of the ordinance described above.

The above statement is an impartial analysis of Ordinance or Measure _____. If you desire a copy of the ordinance or measure, please call the City Clerk's Office at (714) 647-6520 and a copy will be mailed at no cost to you.

Santa Ana City Attorney