



CITY OF Santa Ana

renter protections

The Santa Ana City Council adopted two new ordinances to help protect renters, starting November 19, 2021.

1 Rent Stabilization Ordinance

Limits residential **rent increases** to no more than 3% per year or 80% of CPI, whichever is less.

2 Just Cause Eviction Ordinance

Limits the allowed reasons for which a renter can be **evicted**.

Learn all about the City's new renter protections:





SCAN TO VISIT 
City's Website

www.santa-ana.org/renterprotections

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More Questions?

 Email us: rso@santa-ana.org

 Give us a call: (714) 667-2209

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Summary of Rent Stabilization Ordinance

The new ordinance limits increases in residential rents to 3% per year, or 80% of the percent change in the Consumer Price Index over the most recent 12-month period. If the CPI is negative, no rent increase is permitted.

The City has published the current allowable rent increase at: www.santa-ana.org/renterprotections.

The rent ordinance does not apply to:

- o Residential buildings constructed after February 1, 1995, or to mobile home spaces offered for rent on or after January 1, 1990. Check the age of your building by searching your address on the City's website at: www.santa-ana.org/pb/property-information-search.
- o Certain types of residential property, including housing produced in the last 15 years; deed-restricted affordable housing; hotel and transient occupancy; hospital and care facilities; dormitories; and other shared living quarters.
- o Any residential real property that has a certificate of occupancy issued after February 1, 1995.
- o Condominiums or single-family homes owned by individuals. However, this exemption does not apply to condominiums or single-family homes owned by certain corporations, LLC's, or real estate investment trusts.

Other Key Provisions

There may be circumstances where owners may be able to raise tenants' rent over 3%, but they require City review and approval.

Any owner of residential rental property or a mobile home park may petition for relief from the rent increase cap but will need to provide evidence that a rate increase in excess of the annual maximum allowable rent increase is necessary to provide a fair and reasonable return for their property.

Property owners are required to provide written notice of the Ordinance and tenant's rights at commencement of a lease or as part of any notice to increase rent. A template written notice is available on the City's webpage.

The amount of time owners must give for notifying tenants of rent increases shall depend on state law.

Summary of the Just Cause Eviction Ordinance

After 30 days, an owner shall not terminate a tenancy without just cause, which shall be stated in a written notice.

Just cause includes certain at-fault causes such as:

- o Default in payment of rent;
- o Breach of a material term of the lease;
- o Committing a nuisance, criminal activity, and other actions.

Before issuing a notice to terminate for an at-fault just cause that the tenant can fix or "cure", the owner shall first give notice of the violation with a time period for the tenant to fix the violation(s). If the violation is not fixed within the time period, a three-day notice to quit or cure may be served upon the tenant.

Just cause also includes certain no-fault causes such as:

- o Intent of the owner to occupy the property;
- o Removal of the property from the rental market;
- o Demolition or substantial remodel.

Under a no-fault just cause termination, the owner shall either provide 3 months of relocation assistance or waive payment of rent for the final 3 months of the tenancy.

Other Key Provisions

The ordinance does not apply to certain types of residential property, including:

- o Housing produced in the last 15 years;
- o Deed-restricted affordable housing;
- o Hotel and transient occupancy;
- o Hospital and care facilities;
- o Dormitories, and other shared living quarters;
- o Any residential real property that has a certificate of occupancy issued after February 1, 1995.
- o Condominiums or single-family homes owned by individuals. However, this exemption does not apply to condominiums or single-family homes owned by certain corporations, LLC's, or real estate investment trusts.

Property owners are required to provide written notice of the ordinance and tenant's rights to existing tenants. Tenants that enter into or renew leases after November 19, 2021, must be provided a written notice as an addendum to the lease or rental agreement. A template written notice is available on the City's webpage.

The Just Cause Eviction Ordinance also provides protections to prevent the retaliatory eviction of tenants and the harassment of tenants.

Revision Date: February 7, 2022

For a complete list of no-fault and at-fault causes, visit:

www.santa-ana.org/renterprotections 