

Rent Stabilization and Just Cause Eviction Ordinance Changes to the Ordinance

Effective November 18, 2022, the Santa Ana City Council adopted an amended Rent Stabilization and Just Cause Eviction Ordinance that included a number of changes. Some specific changes have a later effective date to allow time for implementation.

Amendment	Section	Effective Date	Description
Definition of "Rent"	Section 8-3102	November 18, 2022	The definition of "Rent" now includes any amount included in the Rent for utilities (unless separately billed to the Tenant by the utility company).
Mobilehome Residency Law	Section 8-3104	November 18, 2022	The provisions of the Ordinance shall not supersede the regulations of the state Mobilehome Residency Law.
Capital Improvement Petition	Section 8-3143	July 1, 2023, or as modified by resolution of the City Council	A Landlord may submit a Capital Improvement Petition requesting a pass-through cost to the Tenants to cover expenses incurred by the Landlord to complete Capital Improvements for the Rental Unit.
Tenant Petition	Section 8-3144	July 1, 2023, or as modified by resolution of the City Council	A Tenant may submit a Petition to request to have a rent increase or passthrough expense reviewed, a reduction in rent based on decreased Housing Services or habitability concerns, or any violation of the Ordinance.
Petition Process	Section 8-3145	November 18, 2022	Petitions will be thoroughly reviewed by staff upon receipt. An impartial Hearing Officer shall conduct a hearing to act upon the Petition.
Voluntary Mediation	Section 8-3146	Upon Mediator appointment	Voluntary mediation services shall be provided by a neutral third party.
Exemption Removed	Section 8-3147	November 18, 2022	The following provision is no longer exempt from Rent Stabilization: "Residential real property in which each of the units have been substantially rehabilitated within the previous 15 years. For purposes of this section, "substantially rehabilitated" shall mean that the cost to rehabilitate the residential real property was at least \$40,000 per unit."
Rental Registry	Section 8-3160	July 1, 2023, or as modified by resolution of the City Council	Owners of residential rental units subject to Rent Stabilization must provide tenancy information for each unit on an annual basis.
Rental Registry Fee	Section 8-3161	July 1, 2023, or as modified by resolution of the City Council	Owners of residential rental units subject to Rent Stabilization must pay the Rental Registry Fee as established by the City Council.
Rental Housing Board	Section 8-3180	Upon Board Member appointment	A Rental Housing Board will be created to Promulgate and implement policies and procedures for the administration and enforcement of the Ordinance.

How can I find out more about the amended Ordinance?

Sign up for email updates [here!](#) Over the next several months, staff will be providing updates to tenants and landlords on the status of the Ordinance. We highly recommend signing up to receive updates. A list of Frequently Asked Questions can also be found on our webpage at www.santa-ana.org/renter-protections.