CITY OF PERRIS

CITY COUNCIL
AGENDA SUBMITTAL

11.F.

MEETING DATE: November 18, 2025

SUBJECT: First Reading of Ordinance No. (next in order) to address Just Cause Eviction Protections Pursuant to AB 1482

REQUESTED ACTION: That the City Council introduce and conduct the First Reading of Ordinance No. (next in order), which is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ESTABLISHING ADDITIONAL JUST-CAUSE EVICTION PROTECTIONS CONSISTENT WITH AND SUPPLEMENTAL TO THE CALIFORNIA TENANT PROTECTION ACT

CONTACT: Michele Ogawa, Director of Economic Development and Workforce

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BACKGROUND/DISCUSSION:

On October 14, 2025, the City Council discussed a local Just Cause Ordinance pursuant to Assembly Bill (AB) 1482, as amended by Senate Bill (SB) 567, as recommended by the Ways and Means Committee, seated by Mayor Pro Tem Rabb and Councilwoman Vallejo. Cities are able to adopt their own Just Cause ordinance, provided that it is more protective than AB 1482's just cause provisions below, and the draft ordinance attached to this report (Attachment 1) aligns with these requirements:

- The just cause for termination of a residential tenancy under the local ordinance is consistent with the just cause provisions of AB 1482.
- The ordinance further limits the reasons for termination of a residential tenancy, provides for higher relocation assistance amounts, or provides additional tenant protections that are not prohibited by any other provision of law.
- The City makes a binding finding in the ordinance that it is more protective than just cause provisions of AB 1482

Assembly Bill 1482

AB 1482, approved by Governor Newsom on October 8, 2019, the "California Tenant Protection Act," provides comprehensive statewide tenant protections to tenants, which include both rent increase caps and eviction protections. Relevant here and as explained below, it prohibits evictions of certain tenants without "just cause" and requires relocation fees for "no fault just cause" evictions. It also requires landlords to provide related tenant notices. AB 1482 came into effect on January 1, 2020, and expires on January 1, 2030, and is enforced in state court.

AB 1482's "just cause" eviction requirements apply, provided all tenants have lawfully occupied a residential property for at least 12 months, or if at least one tenant has lawfully occupied a residence for at least 24 months.

"Just cause" is defined as follows:

- "At fault just cause," such as default in payment of rent, breach of a material term of the lease, criminal activity by the tenant on the residential property (including common areas), refusal to allow landlord to enter the property pursuant to law.
- "No fault just cause"
  - Owner reclamation of the property for move-in of the owner or a family member (spouse, domestic partner, child, grandchild, parent, grandparent)
  - Owner removal of the property from the rental market
  - Government order, court order, or local ordinance requiring vacation
  - Owner intent to demolish or substantially remodel the unit or major components/systems

If an owner evicts based upon "no fault just cause," then the owner must provide relocation assistance equal to one month's rent, or waiver of the final month's rent. Further, "just cause" eviction requirements do not apply to certain residential properties or residential circumstances, including (1) transient/tourist hotel occupancy; (2) housing accommodations in a nonprofit hospital, religious facility, extended care facility, licensed residential care facility for the elderly, (as defined by State statute); (3) dormitories owned and operated by institutions of higher education or kindergarten and grades 1 to 12 schools; (4) housing where a tenant shares bathroom/kitchen facilities with the owner who lives on the same property; (5) single-family owner-occupied residences; (6) residential property where the owner (or any partial owner) is not a real estate investment trust (REIT), corporation, or Limited Liability Company (LLC); (7) housing that has been issued a certificate of occupancy within the previous 15 years; and (8) residential property restricted by deed, agreement, or other recorded document as affordable housing for persons/families of very low, low, or moderate income (as defined by State statute).

The Ways and Means Committee provided the following recommendations for City Council discussion regarding a City ordinance to enhance tenant protections at the local level. Components of the ordinance if not listed below were recommended to align with AB 1482. The City Council discussed, and ultimately agreed with, the Committee's recommendations. Upon further content and legal review of AB 1482 and associated statutes, the following provides the items discussed by City Council, as well as additional information related to each item.

1. "At fault" definition:
   a) Add a requirement to the existing "at fault" definition regarding criminal activity on the property to show that a police report has been filed in order to qualify
      - Upon City Council discussion, this item was revised to include an Incident Log and/or Police Report as the qualifying documentation. The revised item is included in the draft ordinance.
   b) Add criminal threat to the landlord or other tenants, documented by a police report, as a qualifying "at fault" eviction basis
      - Upon City Council discussion, this item was revised to include an Incident Log and/or Police Report as the qualifying documentation. The revised item is included in the draft ordinance.

2. "No fault" definition:
    a) Include great grandparents, great grandchildren, and in-laws to the qualifying parties for reclamation of the property for owner/family member move-in
        - This item was not able to be incorporated into the local draft ordinance. Upon further legal review, the inclusion of additional parties to qualify for owner reclamation of the property under the "no fault" definition would be deemed to be less protective to tenants than AB1482. As such, this item from the City Council discussion has been excluded from the draft ordinance attached to this report.
    b) Set parameters for qualifying substantial remodel in order to qualify as a "no fault" eviction basis
        - Upon further review of the AB 1482 language, the existing state-level legislation addresses such parameters, including language related to the nature of the work that can qualify, as well as procedural requirements to provide information and documentation to the tenant. Only work related to larger systems (structural, electrical, plumbing, or mechanical) or abatement of hazardous materials which cannot be completed safely with the tenant in place can qualify for this item under the existing state-level legislation. Cosmetic improvements (such as painting and minor repair work) do not qualify. Landlords are required to provide to the tenant written documentation in advance of commencing the work, which states the scope of work, expected duration, as well as a copy of any required permits. This item in the draft ordinance is written to align with AB 1482.
3. Tenant Protections:
    a) Require multilingual notices for "at fault" evictions
        - California Civil Code section 1632 requires that lease documentation must be provided in the language which was primarily utilized to negotiate the terms and agreement. The attached draft ordinance applies this existing Code section to any notice terminating a tenancy, and the notice is "legally defective and void" if it does not comply.
    b) Discuss relocation assistance
        - City Council discussed this item, as recommended by the Ways and Means Committee. The Council ultimately decided not to alter related provisions of AB 1482 at the local level. This section of the draft ordinance aligns with the existing language under AB 1482, which requires the landlord to provide to the tenant relocation assistance equal to one month's rent, or waiver of the final month's rent.

Discussion among the City Council also included the applicability of the tenant protections to mobile home rental units, as well as potential implementation of a process for natural born owners of an LLC to qualify for the associated exemption. Both items are addressed under the current state-level legislation. The protections under AB 1482 currently apply to tenancies in mobile homes. However, the protections do not apply to owners of a mobile home renting space in a mobile home park, as that is governed by its own Civil Code section. Additionally, the exemption for single family homes which are not owned by a REIT, corporation, or LLC further states that exemption applies if the LLC is not wholly or partially owned by a corporation.

Staff has confirmed with the City Attorney's office that the City may, but is not required to enforce the Just Cause ordinance. Staff is recommending that the City retain its broader authority to regulate landlord-tenant relations, for which the City currently maintains educational and resource materials, a community resource directory, and an annual contract with the Fair Housing Council of Riverside County (in the amount of roughly $35,000) to provide related services regarding tenants' rights, tenant-landlord dispute mediation, and resource connections to City residents.

Staff recommends that the City Council hold a public hearing and introduce the First Reading of Ordinance No. (next in order), addressing just cause eviction protections pursuant to AB 1482.

BUDGET (or FISCAL) IMPACT: There will be no impact to the General Fund at this time. As proposed, the City shall maintain the current standard process for related inquiries, which entails programmatic education and awareness regarding relevant policies, connection with the appropriate resources and service providers, and referrals to the Fair Housing Council of Riverside County for investigation of landlord-tenant disputes and case management.

Prepared by: Michele Ogawa, Director of Economic Development and Workforce

REVIEWED BY:

Assistant City Manager:_____
Assistant City Manager: ER
Director of Finance: _____

Attachments:
1. Ordinance No. (next in order) addressing Just Cause Eviction Protections Pursuant to AB 1482
2. October 14, 2025, Agenda Submittal, including AB 1482 and adopted ordinances from the cities of Antioch and Baldwin Park
   Due to size, this attachment can be found at the following link:
   https://www.cityofperris.org/government/city-government/city-council-city-council-committee-planning-commission-meetings

Consent:
Public Hearing: X
Business Item:
Presentation:
Other:

ATTACHMENT 1

Ordinance No. (next in order) addressing Just Cause Eviction Protections Pursuant to AB 1482

ORDINANCE NO. (NEXT IN ORDER)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ESTABLISHING ADDITIONAL JUST-CAUSE EVICTION PROTECTIONS CONSISTENT WITH AND SUPPLEMENTAL TO THE CALIFORNIA TENANT PROTECTION ACT

WHEREAS, the California Tenant Protection Act of 2019 (hereafter, the "TPA"), codified at California Civil Code sections 1946.2 and 1947.12, establishes statewide standards for rent stability and just cause eviction protections to promote housing security for residential tenants; and

WHEREAS, the City Council recognizes the significant public interest in preventing the displacement of tenants, promoting housing stability, and preserving the diversity and character of its neighborhoods; and

WHEREAS, the City of Perris experienced rising housing costs and limited availability of affordable rental units, creating a heightened risk of displacement for low- and moderate-income residents; and

WHEREAS, the City Council finds that eviction without sufficient cause or procedural fairness contributes to housing instability, increases the risk of homelessness, and undermines the City's goals of maintaining safe, healthy, and equitable neighborhoods; and

WHEREAS, pursuant to Civil Code section 1946.2(i), the City Council seeks to expand upon the TPA by establishing local requirements that provide more protection, enhanced notice provisions, and more robust definitions of just cause termination of tenancy; and

WHEREAS, the City Council desires to ensure that residential tenants within Perris are protected from arbitrary or retaliatory displacement; and

WHEREAS, the adoption of local just-cause protections is consistent with the City's General Plan Housing Element goals to promote affordable and accessible housing;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Recitals Incorporated. The foregoing Recitals are incorporated herein by reference as if set forth in full.

Section 2. Tenant Protections. A new Title, Title 21, is added to the Perris Municipal Code to read, in its entirety, as follows:

"CHAPTER 1: GENERAL PROVISIONS

Section 21.01.010 Title

This Title shall be known as "City of Perris Tenant Protection Code", hereafter referred to as the "Tenant Code" or "Code."

Section 21.01.020 Purpose and Applicability

(1) The City Council finds that the safety, stability, and quality of life of renters in the city is necessary for the preservation of public health, safety, and welfare.

(2) The City Council seeks to add protections beyond those currently in the California Tenant Protection Act of 2019, amended and codified in California Civil Code sections 1946.2 and 1947.12, hereafter referred to as the "TPA."

(3) This Title establishes policies that increase the safety, stability, and quality of life for a substantial number of residents in the city who are renters.

(4) This Title applies to the rental of residential real property, including mobilehome units, persons engaged in the business of renting residential real property, and persons renting residential real property units within the boundaries of the City. It does not apply to owners of mobilehomes who rent spaces in a mobilehome park as defined by Civil Code section 798.4. This Title further applies to any policy or program that so references this Title, or any section or chapter therein.

Section 21.01.030 Authority

The authority for the regulations contained within this Code are pursuant to the provisions of the TPA, as amended (Civil Code sections 1946.2 and 1947.12) and other applicable state and local requirements. Said provisions authorize local ordinances that are "more protective" of State laws, consistent with the police power granted to municipalities by the laws of the State, for the purpose of promoting public health, safety, and welfare.

CHAPTER 2: JUST CAUSE REQUIREMENTS

Section 21.02.010 At Fault Just Cause

The "at fault just cause" termination of tenancy defined in Civil Code section 1946.2(b)(1)(F), relating to criminal activity and threat, is replaced and expanded as follows:

Criminal activity by the tenant on the residential real property, including any common areas, or any criminal activity or criminal threat, as defined in subdivision (a) of Section 422 of the Penal Code, on or off the residential real property, that is documented by a police report of incident log and directed at any owner or agent of the owner of the residential real property.

Section 21.02.020 Translation of Just Cause Notice

Consistent with California Civil Code section 1632, referencing the lease of residential real property, any notice terminating a tenancy for just cause must also include a complete and accurate

translation of that notice in the same language used in negotiating the lease terms and conditions. Failure to provide the required translation renders the termination notice legally defective and void."

Section 3. Severability. If any subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or otherwise unenforceable, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declare that they would have passed each subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional or otherwise unenforceable.

Section 4. Effective Date. This Ordinance shall take effect 30 days after its adoption.

Section 5. Certification. The City Clerk shall certify as to the passage and adoption of this Ordinance and shall cause the same to be posted at the designated locations in the City of Perris.

ADOPTED, SIGNED and ***APPROVED*** this __ day of __, 2025.

_____
Mayor, Michael Vargas

ATTEST:

_____
City Clerk, Nancy Salazar

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF PERRIS)

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Ordinance No. (next in order) was duly adopted by the City Council of the City of Perris at a regular meeting of said Council on the __ day of __, 2025 and that it was so adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

ATTACHMENT 2

October 14, 2025, Agenda Submittal, including AB 1482 and adopted ordinances from the cities of Antioch and Baldwin Park

Due to size, this attachment can be found at the following link:
https://www.cityofperris.org/government/city-government/city-council-city-council-committee-planning-commission-meetings