

COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

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December 18, 2018

Board of Supervisors
County of Marin
3501 Civic Center Drive
San Rafael, California 94903

SUBJECT: Ordinance requiring cause to terminate a residential tenancy (Just Cause).

Dear Board Members:

RECOMMENDATION: Conduct a merit hearing and consider adoption of the attached ordinance requiring cause to terminate a residential tenancy.

SUMMARY: Just Cause policies are intended to provide stability for households that rent by regulating the grounds for eviction while retaining the rights of landlords to terminate rental agreements based on clearly defined and reasonable justifications. The policies serve to promote greater awareness of the rights and responsibilities of landlords and tenants, facilitate clear communication between them, encourage reporting of habitability concerns, and provide a clear and transparent process for evictions and lease terminations.

Effective January 17, 2019, the proposed Ordinance would apply to all properties with three or more units in the unincorporated County. It enumerates reasons for which a residential tenancy of a subject unit may be ended. It also calls for compliance with other existing applicable regulations and permitting or licensing requirements. The Ordinance also requires landlords to register subject units annually.

BACKGROUND: On December 4, your Board held a public hearing to consider establishment of an ordinance requiring cause to terminate a residential tenancy, a policy commonly referred to as "Just Cause."

During the hearing, your Board amended the Ordinance to clarify an exception for units occupied by on-site property managers, to articulate reporting expectations, and to include a requirement that your Board conduct a hearing to consider revisions to or reconsideration of the Ordinance in approximately two years. After receiving public testimony and deliberation, your Board conducted a first reading of the amended Ordinance (Attachment 1) and scheduled a merit hearing for December 18, 2018.

CONCLUSION: Staff recommends that your Board consider adopting the attached Ordinance requiring cause to terminate a residential tenancy.

FISCAL IMPACT: The proposed Ordinance is not anticipated to produce a significant budgetary impact. If unanticipated costs arise during implementation, staff will work with the County Administrator's Office to develop a funding proposal.

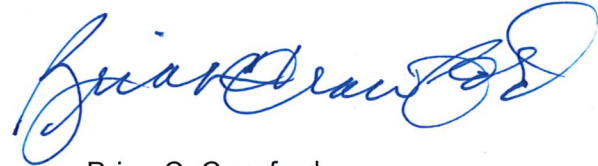
REVIEWED BY:

- | | |
|--|---|
| <input type="checkbox"/> Auditor Controller | <input checked="" type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> County Counsel | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

Respectfully submitted,



Leelee Thomas
Planning Manager



Brian C. Crawford
Director

Attachments:

1. Ordinance requiring cause to terminate a residential tenancy.
2. Redline document identifying those substantive amendments to the ordinance made by the Board of Supervisors at a public hearing on December 4, 2018.
3. Board Packet from first reading, December 4, 2018.
4. Staff Report from workshop, September 11, 2018.
5. Administrative record (comments received)

A full reference copy of this staff report and associated attachments will become available for public review at the Board of Supervisors office, 3501 Civic Center Drive, Suite 329 (8:00 a.m. to 5:00 p.m., Monday through Friday) and at the Community Development Agency, Planning Division, 3501 Civic Center Drive, Suite 308 (8:00 a.m. to 4:00 p.m., Monday through Thursday, closed Fridays).