



CITY OF COSTA MESA

Just Cause Residential Tenant Protections Ordinance (No. 2023-04)

Fact Sheet

BACKGROUND

On November 7, 2023, the Costa Mesa City Council adopted a Just-Cause Residential Tenant Protections Urgency Ordinance (No. 2023-04) to align with State Bills AB 1482 and SB 567.

OVERVIEW

The ordinance includes the following provisions:

1. **Effective** November 7, 2023.
2. Landlords or their representatives must notify the City within **three (3) business days** after giving an eviction notice to their tenant. Failure to properly notify renders a notice to vacate void.
3. Landlords or their representatives must pay tenants issued a no-fault just cause eviction relocation assistance equal to **one (1) month of Fair Market Rent (FMR)** or waive the tenant's final month of rent. If FMR is higher than the current rent, tenant is owed the difference.

RELOCATION ASSISTANCE

The relocation assistance rates required by the ordinance are as follows (i.e., 1 month of FMR*):

ZIP Code	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom
92626	\$2,480	\$2,640	\$3,140	\$4,250
92627	\$2,120	\$2,260	\$2,680	\$3,630

NOTIFICATIONS

Landlords of applicable properties **must** notify:

1. **City of Costa Mesa:**
 - a. Landlords must submit, through the City's Totally Electronic Self-Service Application (TESSA), a copy of all documents served to the tenant.
2. **Tenants:**
 - a. Landlords issuing a no-fault just cause eviction for intent to demolish or substantially rehabilitate the property, must provide written notice to tenants including:
 - i. A **description** of the substantial rehabilitation to be completed;
 - ii. An approximate **estimated duration** of the substantial rehabilitation or expected date the property is to be demolished; and
 - iii. A copy of the **building permit(s)** required to undertake the substantial remodel or demolition, or a copy of the contract for work not requiring permits.

*Fair Market Rent(FMR) is determined annually by the U.S. Department of Housing and Urban Development.

FOR ADDITIONAL INFORMATION:



714-754-5346



evictions@costamesaca.gov



costamesaca.gov/tenantprotections