



CITY OF COSTA MESA

Just Cause Residential Tenant Protections

Legislative Overview

AB-1482 & SB-567

AB 1482: TENANT PROTECTION ACT OF 2019

Signed into law on October 8, 2019, AB 1482 prohibits owners of residential properties from evicting a tenant without **just cause** when said tenant has occupied a residential unit for a minimum of 12 consecutive months. This bill delineates just cause evictions into **two** categories: **At-Fault** and **No-Fault**.

At-Fault Just Cause Reasons	No-Fault Just Cause Reasons
<ul style="list-style-type: none">• Failure to pay rent• Material breach of rental agreement• Maintaining, committing, or permitting a nuisance• Using premises for an unlawful purpose or committing criminal activity• Failure to sign a substantially similar lease• Subleasing the premises in violation of the lease agreement• Refusing to allow the owner to access premises• Failure to move out after being provided written notice	<ul style="list-style-type: none">• Intent to occupy the property by the owner or an immediate family member• Withdrawal of the property from the rental market• Comply with an order from a government agency, court, or ordinance• Intent to demolish or substantially rehabilitate the property

SB 567: HOMELESSNESS PREVENTION ACT OF 2023

Signed into law by the Governor on September 30, 2023, this bill amended AB 1482 to place **additional requirements** on residential property owners when issuing **no-fault just-cause evictions**.

- **Intent to Occupy**
 - Owners/designated family member are to move in within 90 days of the tenant vacating the unit and maintain occupancy for a minimum period of 12 consecutive months.
- **Intent to demolish or substantially rehabilitate**
 - Owners are to provide a description and estimated duration of the substantial rehabilitation to be completed, or expected date the property is to be demolished, and a copy of the building permit(s) required to undertake the work, or a copy of the contract for work not requiring permits.
- Makes an owner who issues a notice of eviction in violation of AB-1482 and/or SB-567 liable to the tenant in a civil action for damages up to 3 times the actual damages, plus punitive damages.

FOR ADDITIONAL INFORMATION:



714-754-5346



evictions@costamesaca.gov



costamesaca.gov/tenantprotections