

COMPARISON OF STATE LAW FOR ANTI-HARASSMENT & NO-FAULT TERMINATIONS OF TENANCY AND LOCALLY PROPOSED PROTECTIONS

IMPACTED HOUSING TYPES IN CHULA VISTA	Anti-Harassment		Substantial Remodel		Noticing for No-Fault Demolition/Ellis Act/Substantial Remodel/Owner or Family-Move-In		Relocation Assistance for No-Fault Demolition/Ellis Act/Substantial Remodel/Owner or Family-Move-In		Noticing for No-Fault Demolition/Ellis Act/Substantial Remodel/Owner or Family-Move-In		Penalty for Market Re-Entry after Ellis Act/Removal from Market	
	State - Civil Code 1942.5	Chula Vista	State	Chula Vista	State	Chula Vista	State	Chula Vista	State	Chula Vista	State - Government Code 1942.5	Chula Vista
Single-family owned by business entity*	Prohibits retaliatory evictions due to a tenant's exercise of a legal right.	Adds 12 retaliatory behaviors	Defines Substantial remodel as: (1) system is being replaced or substantially modified; (2) permit is required; and (3) necessary to be vacant for least 30 days.	Defines substantial remodel as: (1) system is being replaced or substantially modified; (2) improvements \$40 or more per square foot; (3) permit is required; and (4) necessary to be vacant for more than sixty (60) days.	Tenancy < 12 months = 30 days Tenancy ≥ 12 months = 60 days	Consistent with State Law	1 month contracted rent	From day one of tenancy, greater of: (1) 2 months contracted rent or 3 months elderly/disabled; or (2) 2 months SAFMR or 3 months elderly/disabled	None	Consistent with state law	None	Consistent with state law
Single-family + ADU with both occupied by tenants*	Prohibits retaliatory evictions due to a tenant's exercise of a legal right.	Adds 12 retaliatory behaviors	Defines Substantial remodel as: (1) system is being replaced or substantially modified; (2) permit is required; and (3) necessary to be vacant for least 30 days.	Defines substantial remodel as: (1) system is being replaced or substantially modified; (2) improvements \$40 or more per square foot; (3) permit is required; and (4) necessary to be vacant for more than sixty (60) days.	Tenancy < 12 months = 30 days Tenancy ≥ 12 months = 60 days	Consistent with State Law	1 month contracted rent	From day one of tenancy, greater of: (1) 2 months contracted rent or 3 months elderly/disabled; or (2) 2 months SAFMR or 3 months elderly/disabled	None	Consistent with state law	None	Consistent with state law
Duplex with both units occupied by tenants*	Prohibits retaliatory evictions due to a tenant's exercise of a legal right.	Adds 12 retaliatory behaviors	Defines Substantial remodel as: (1) system is being replaced or substantially modified; (2) permit is required; and (3) necessary to be vacant for least 30 days.	Defines substantial remodel as: (1) system is being replaced or substantially modified; (2) improvements \$40 or more per square foot; (3) permit is required; and (4) necessary to be vacant for more than sixty (60) days.	Tenancy < 12 months = 30 days Tenancy ≥ 12 months = 60 days	Consistent with State Law	1 month contracted rent	From day one of tenancy, greater of: (1) 2 months contracted rent or 3 months elderly/disabled; or (2) 2 months SAFMR or 3 months elderly/disabled	None	Consistent with state law	None	Consistent with state law
Complex with 3 or more units*	Prohibits retaliatory evictions due to a tenant's exercise of a legal right.	Adds 12 retaliatory behaviors	Defines Substantial remodel as: (1) system is being replaced or substantially modified; (2) permit is required; and (3) necessary to be vacant for least 30 days.	Defines substantial remodel as: (1) system is being replaced or substantially modified; (2) improvements \$40 or more per square foot; (3) permit is required; and (4) necessary to be vacant for more than sixty (60) days.	Tenancy < 12 months = 30 days Tenancy ≥ 12 months = 60 days	Consistent with State Law	1 month contracted rent	From day one of tenancy, greater of: (1) 2 months contracted rent or 3 months elderly/disabled; or (2) 2 months SAFMR or 3 months elderly/disabled	None	Notify owner within 30 days of forwarding address Owner notifies with minimum criteria for qualifying	None	If re-rented within 2 years, greater of: (1) 6 months contracted rent; or (2) 6 months SAFMR

*AB1482 (State Tenant Protection Act of 2019) exempts properties less than 15 years if age.

EXEMPTED RESIDENTIAL PROPERTIES FROM CHULA VISTA ORDINANCE

- Mobilehome Homeowner
- Mobilehome Tenant (AB1482 applies to tenants of mobilehomes)
- Residential Rental Unit alienable separate from the title to any other dwelling unit that is not owned by a business entity
- Shared housing ("roommate" of owner)
- Single-family, where Owner occupies & rents or leases no more than two units or bedrooms, including, an accessory dwelling unit or a junior accessory dwelling unit
- Single-family + ADU w/ owner occupying one unit
- Duplex where Owner occupies one unit
- Deed restricted affordable housing
- Hotel
- Rentals of 30 days or less
- Medical facilities and care facilities
- Residential Property or Dormitories owned by the City

Disclaimer: Provided as a summary only, CVMC 9.65 should be consulted and if there is any conflict or discrepancy between this Table and the Ordinance, the Ordinance shall prevail.