

The ordinance allows for the termination to be exempt from the provision of the ordinance if any of the following circumstances related to a termination of tenancy apply:

- (1) Owner will imminently demolish the residential real property or otherwise permanently remove the real property from any residential use or purpose in accordance with California Government Code Sections 7060-7060.7.
- (2) The owner, or one of the owner's parents, grandparents, grandchildren, children, spouse, domestic partner intend to move into and reside in the residential real property as his, her, or their primary residence. The residential real property must be occupied as the primary residence within three months of the tenant vacating the residence and continue to occupy the real residential property for at least one year.
- (3) The need to make substantial repairs in order for a dwelling to be habitable and be in compliance with applicable health and safety codes, and that such repairs cannot be completed while the dwelling unit is occupied.

The Board may choose to remove these exemptions from the Ordinance or agree that these exemptions remain in the ordinance.

The attached ordinance substantially mirrors the regulations of AB 1482 and local ordinances adopted by neighboring jurisdictions, and protects Monterey County residents from no-fault evictions in the period before AB 1482 goes into effect.

OTHER AGENCY INVOLVEMENT:

The California Governor signed into law Assembly Bill 1482, the Tenant Protection Act of 2019 (AB 1482).

FINANCING:

Adoption of this ordinance would not require funding or impact the County's general fund.

CEQA:

This action is not a project pursuant to the California Environmental Quality Act.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This proposed program correlates to the Health & Human Services Strategic Initiatives adopted by the Board of Supervisors by working towards the goals of improving health and quality of life outcomes to individuals and families to address the immediate threat to the public peace, health and safety and prevent displacement of tenants resulting from no-fault evictions and preventing an increase in the homeless population in Monterey County.

Mark a check to the related Board of Supervisors Strategic Initiatives

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

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Approved by: _____
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Attachments:

Board Report

Attachment A - An Urgency Ordinance of the County of Monterey, State of California

Attachment B: - Temporary Eviction Control Urgency Ordinance PowerPoint Presentation