

# STATE RESIDENTIAL TENANT PROTECTIONS OVERVIEW

AB 1482  
&  
SB 567

## Overview

State law (AB 1482 and SB 567) prohibit 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. State law defines two categories of just cause – at-fault and no-fault, including:

### No-Fault Just Cause

- Move-in by 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 remodel the unit

### Substantial Remodel

“Substantial remodel” means either of the following that cannot be reasonably accomplished in a safe manner that allows the tenant to remain living in the place and that requires the tenant to vacate the residential real property for at least **30 consecutive days**:

- A. The replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency.
- B. The abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, state, and local laws.

A tenant is not required to vacate the residential real property on any days where a tenant could continue living in the residential real property without violating health, safety, and habitability codes and laws. Cosmetic improvements alone, including painting, decorating, and minor repairs, or other work that can be performed safely without having the residential real property vacated, do not qualify as substantial remodel. (California Civil Code section 1946.2)

## Applicability

The law applies to **all** residential rental units in the state **except** those specifically identified in the law. Some examples of properties not covered include:

- Single-family homes not owned or controlled by a corporation or REIT
- Units issued a certificate of occupancy within the past 15 years
- Duplexes where the owner is living in one of the units at the time of tenant move-in
- Dormitories

### For more information:

California Office of the Attorney General  
<https://oag.ca.gov/consumers/general/landlord-tenant-issues>

# LAGUNA BEACH TENANCY TERMINATION NOTICE ORDINANCE

ORDINANCE  
NO.  
1696

## Overview

The City's Ordinance requires copies of tenancy termination notices required by State law (AB 1482 and SB 567) **for demolition or substantial remodels** to be submitted to the City.

## Why

The City received complaints that property owners were circumventing the requirements to evict tenants for substantial remodels. The City wants to better understand the issue raised.

## Demolition and Substantial Remodel

State law defines two categories of just cause – at-fault just cause and no-fault just cause. One no-fault just cause is intent to demolish or substantially remodel the unit.

## City Notice Requirements

If the reason to end tenancy or evict is demolition or substantial remodel, the property owner is required to submit a copy of the notice to the City within 3 days.

The notice to the tenant shall include information that a copy of the notice will be provided to the City of Laguna Beach and shall become a searchable record on the City of Laguna Beach's website.

In addition, if a tenant accepts the State law required offer to re-rent the unit, a copy of the tenant's acceptance shall be provided to the City of Laguna Beach.

<https://www.lagunabeachcity.net/live-here/tenancy-termination-notices>

## Landlord and Tenant Resources:

Fair Housing Council of Orange County  
(714) 569-0823  
info@fairhousingoc.org

Seaside Legal Services  
<http://www.seasidelegalservices.org>  
949-494-9411

Public Law Center  
<https://www.publiclawcenter.org/>  
714-541-1010

Community Legal Aid So Cal  
<https://www.communitylegalsocal.org/>  
Call toll-free at 800-834-5001  
or locally at 714-571-5200