



# 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"><li>• Failure to pay rent</li><li>• Material breach of rental agreement</li><li>• Maintaining, committing, or permitting a nuisance</li><li>• Using premises for an unlawful purpose or committing criminal activity</li><li>• Failure to sign a substantially similar lease</li><li>• Subleasing the premises in violation of the lease agreement</li><li>• Refusing to allow the owner to access premises</li><li>• Failure to move out after being provided written notice</li></ul>	<ul style="list-style-type: none"><li>• Intent to occupy the property by the owner or an immediate family member</li><li>• Withdrawal of the property from the rental market</li><li>• Comply with an order from a government agency, court, or ordinance</li><li>• Intent to demolish or substantially rehabilitate the property</li></ul>

## 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



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[costamesaca.gov/tenantprotections](https://costamesaca.gov/tenantprotections)