



# CITY OF COSTA MESA

## Just Cause Residential Tenant Protections Ordinance (No. 2023-04)

# Fact Sheet



## BACKGROUND

On November 7, 2023, the Costa Mesa City Council adopted a Just-Cause Residential Tenant Protections Urgency Ordinance (No. 2023-04) to align with State Bills AB 1482 and SB 567.



## OVERVIEW

The ordinance includes the following provisions:

1. **Effective** November 7, 2023.
2. Landlords or their representatives must notify the City within **three (3) business days** after giving an eviction notice to their tenant. Failure to properly notify renders a notice to vacate void.
3. Landlords or their representatives must pay tenants issued a no-fault just cause eviction relocation assistance equal to **one (1) month of Fair Market Rent (FMR)** or waive the tenant's final month of rent. If FMR is higher than the current rent, tenant is owed the difference.



## RELOCATION ASSISTANCE

The relocation assistance rates required by the ordinance are as follows (i.e., 1 month of FMR\*):

ZIP Code	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom
92626	\$2,480	\$2,640	\$3,140	\$4,250
92627	\$2,120	\$2,260	\$2,680	\$3,630



## NOTIFICATIONS

Landlords of applicable properties **must** notify:

1. **City of Costa Mesa:**
  - a. Landlords must submit, through the City's Totally Electronic Self-Service Application (TESSA), a copy of all documents served to the tenant.
2. **Tenants:**
  - a. Landlords issuing a no-fault just cause eviction for intent to demolish or substantially rehabilitate the property, must provide written notice to tenants including:
    - i. A **description** of the substantial rehabilitation to be completed;
    - ii. An approximate **estimated duration** of the substantial rehabilitation or expected date the property is to be demolished; and
    - iii. A copy of the **building permit(s)** required to undertake the substantial remodel or demolition, or a copy of the contract for work not requiring permits.

\*Fair Market Rent(FMR) is determined annually by the U.S. Department of Housing and Urban Development.

### FOR ADDITIONAL INFORMATION:



714-754-5346



evictions@costamesaca.gov



costamesaca.gov/tenantprotections