

ORDINANCE 2026-###

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN PABLO REPEALING CHAPTER 9.60 (“RENT REGISTRY”) OF THE SAN PABLO MUNICIPAL CODE TERMINATING THE CITY’S RENT REGISTRY PROGRAM

WHEREAS, the City of San Pablo is committed to protecting the health, safety, and welfare of its residents, including tenants vulnerable to displacement, harassment, and housing instability;

WHEREAS, the City Council has adopted policy goals under the FY 2025–27 Priority Workplan and the Housing Action Plan to strengthen tenant protections, prevent unlawful evictions, and expand educational outreach in collaboration with housing partners;

WHEREAS, the City Council adopted Chapter 9.60 “Rent Registry” in 2024 to collect rental housing information and support the City’s policy goals related to housing transparency and data collection;

WHEREAS, since adoption, the Rental Registry Program has not generated reliable, timely, or meaningful data needed to guide City decisions, and participation and reporting accuracy from housing providers has varied significantly, limiting the program’s usefulness;

WHEREAS, housing providers have paid annual registration fees but have not received sufficient benefit or product in return, and repealing the program will provide immediate fee relief while eliminating unnecessary administrative burdens;

WHEREAS, staff and the City Council have continued to evaluate best practices in rental housing regulation as part of a broader Tenant Support & Protection initiative, informed by research, public input, and regional policy analysis;

WHEREAS, the City Council has set direction to develop a Rent Review Program that is intended to provide meaningful, service-based benefits to both tenants and housing providers, including voluntary dispute resolution, mediation, rent-increase review, and housing stability education;

WHEREAS, repeal of Chapter 9.60 and termination of the Rental Registry Program will free up staff time currently expended across multiple departments, allowing these resources to support other tenant protection programs with greater community benefit, including the forthcoming Rent Review Program;

WHEREAS, the City Council finds that repealing the Rental Registry Program and preparing for adoption of a Rent Review Program is consistent with the FY 2025–2027 City Council Priority Workplan and advances the City’s goals to expand housing stability and tenant protections; and

WHEREAS, the City is committed to working in partnership with housing providers, legal advocates, and community-based organizations to promote compliance, education, and equitable housing outcomes.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN PABLO DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The above Recitals are true and correct and are incorporated herein by reference.

SECTION 2. Repeal of Chapter 9.60. Chapter 9.60, “Rent Registry,” of the San Pablo Municipal Code is hereby repealed in its entirety.

SECTION 3. Compliance with the California Environmental Quality Act (CEQA). Approval of this Ordinance is not a “project” as defined by CEQA Guidelines Section 15378 because it is an administrative action that does not authorize any construction or other action; and, even if it is considered a project, it is exempt pursuant to Section 15061(b)(3) because it can be seen with certainty that there is no possibility that it will cause a significant effect on the environment.

SECTION 4. Severability. If any sections, subsections, sentences, clauses, phrases or portions of this ordinance are for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this and each section, subsection, phrase or clause of this ordinance whether or not any one or more sections, subsections, phrases or clauses may be declared invalid or unconstitutional on their face or as applied.

SECTION 5. Effective Date; Publication. This ordinance shall become effective thirty (30) days following its adoption. The City Clerk’s Office shall publish and post the ordinance in accordance with California Government Code Section 36933.

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First read at a regular meeting of the City Council of the City of San Pablo on June 1, 2026, and finally passed and adopted at a second meeting of the City Council held on June __, 2026, by the following votes:

| | |
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| AYES: | COUNCILMEMBERS: |
| NOES: | COUNCILMEMBERS: |
| ABSENT: | COUNCILMEMBERS: |
| ABSTAIN: | COUNCILMEMBERS: |

ATTEST:

APPROVED:

Dorothy Gantt, City Clerk

Elizabeth Pabon-Alvarado, Mayor