



CITY OF SAN PABLO

City of New Directions

Tenant Support & Assistance Package

New Rental Regulations Ordinances

Economic Development & Housing Division

City Council Meeting

January 20, 2026

City Council Priority Workplan



❖ Adopted on April 7, 2025 and re-affirmed on July 1, 2025:

Policy #310: Rental Protections: Explore policy feasibility to enhance tenant protections provided by the City to include:

- a. Just Cause Eviction beyond state law (AB 1482 – CA Tenant Protection Act of 2019)

City Council Priority Workplan



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Policy #310: Rental Protections: Explore policy feasibility to enhance tenant protections provided by the City to include:

- a. Just Cause Eviction beyond state law (AB 1482 – CA Tenant Protection Act of 2019)
- b. New Anti-Harassment Protection Ordinance



Community groups consisting of ACCE, Movement Legal, California Apartment Association, and Contra Costa Association of REALTORS.

Rental Regulations Workshop

August 19, 2025



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City staff sought input from the groups for the rental mediation RFP and policy recommendations on rental regulations (just cause for eviction protections and anti-harassment protections).

Rental Regulations Workshop

August 19, 2025

Proposed policies that go beyond State Law

Policy Feature	AB 1482
Applies to Single-Family Homes	No (unless corporate-owned)

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Just Cause Required	Yes, after 12 months		

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Just Cause Required	Yes, after 12 months	Yes, after 12 months	Yes, from day one

Just Cause Eviction Ordinance Comparison

Policy Feature	AB 1482	SB 567	San Pablo Ordinance (Proposed)
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Applies to New Construction	No (exempt if <15 years old)	No (exempt if <15 years old)	Yes, no exemptions
Just Cause Required	Yes, after 12 months	Yes, after 12 months	Yes, from day one
No-Fault Eviction – Substantial Remodel	Allowed with notice	Requires permits, scope, and return rights	Requires permits, scope, and return rights
Relocation Assistance	1 month’s rent or waiver	1 month’s rent or waiver	1 month’s rent or waiver
Ellis Act Enforcement	Limited state oversight	Strengthens re-rental restrictions	Strengthens re-rental restrictions
Return Rights After No-Fault	Not required	Required for remodels	Required for remodels
Enforcement Mechanism	No state enforcement body	No state enforcement body	No state enforcement body. Tenant, housing provider and staff enforced

Just Cause For Eviction Protections Ordinance Overview

Key Provisions:

- Applies to: Most rental units in San Pablo, including all single-family homes, and Mobile Home Space Rentals
- Exemptions: Aligns with state law (Civil Code §1946.2(e)) and excludes certain properties and COVID-era rent debt cases.

When Just Cause is Required:

- From day one of tenancy.
- Housing providers must show valid reason (just cause) to evict, either:
 - At-Fault (e.g., lease violations), or
 - No-Fault (e.g., owner move-in, substantial remodel)

Housing Stability & Anti- Harassment Ordinance Overview

Housing
Stability &
Anti-
Harassment
Ordinance
Overview

*What counts as
Harassment?*

Housing Stability & Anti- Harassment Ordinance Overview

What counts as Harassment?

Includes—but is not limited to:

- Threats or use of force to make a tenant leave
- Threatening to report immigration status
- Repeated verbal abuse or intimidation
- Refusing to make repairs or provide services
- Entering the unit unlawfully or too often
- Offering money to vacate more than once in 6 months
- Filing false reports or locking out tenants
- Shutting off utilities or removing doors/windows to force a move-out
- Attempting to try to make a tenant give up their legal rights.



Proposed Staff Education and Outreach

The City will provide educational materials for both tenants and housing providers on new rental regulations once recommended by EDHPM Standing Committee, and upon formal adoption via ordinance by the City Council.

In line with the City's adopted Housing Action Plan, the City will partner with nonprofits, legal aid, and community groups to:

- Host housing fairs and workshops
- Share digital resources
- Promote awareness of tenant rights and responsibilities

Staff Recommendation:

1. Receive presentation; and
2. Waive First Reading, Introduce and Adopt Ordinance

