



CITY OF SAN PABLO

City of New Directions

Tenant Support & Assistance Package

New Rental Regulations Ordinances



City Council Meeting
February 2, 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)
- b. New Anti-Harassment Protection Ordinance

Previous Council & Standing Committee Action



❑ City Council Meeting, 7/1/2025

- Direction to staff to prioritize Housing Action Plan regulations including new Rental Regulations

❑ Economic Development, Housing, & Project Management Standing Committee, 12/10/2025

- Unanimous (2-0) recommendation for approval to Council of Draft Ordinance

❑ City Council Meeting, 1/20/2026

- Unanimous (5-0) Council direction received to add the following amendments to Draft Ordinance:
 1. Increasing relocation assistance for No-Fault Evictions to an amount equal to two (2) months' rent;
 2. Allowing displaced tenants to return to the Rental Unit after a No-Fault Eviction at the same rent in effect at the time of eviction, subject to any allowable increases under state law; and
 3. Extending anti-harassment protections to residents of mobile home parks, with the Mobile Home Residency Law taking precedence in the event of any conflict.

How the Updated Just Cause for Eviction Protection Ordinance Goes Beyond California State Law

Policy Feature	AB 1482	SB 567	San Pablo Ordinance (Proposed)
Applies to Single-Family Homes	No (unless corporate-owned)	No (unless corporate-owned)	Yes
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
Relocation Assistance	1 month's rent or waiver	1 month's rent or waiver	2 month's rent or waiver
Enforcement Mechanism	No state enforcement body	No state enforcement body	No state enforcement body. Tenant, housing provider and staff enforced

Updated Housing Stability & Anti-Harassment Ordinance

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.

Mobile Home space rental tenants included in the updated Ordinance



Proposed Education and Outreach

The City will provide educational materials for both tenants and housing providers on new rental regulations upon formal adoption of the 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

