TO: CITY COUNCIL  
DATE: November 4, 2019  

FROM: CITY ATTORNEY  

SUBJECT: ORDINANCE ADOPTING THE TENANT PROTECTION ACT OF 2019 THROUGH DECEMBER 31, 2019  

TITLE OF PROPOSED ORDINANCE  

AN UNCODIFIED ORDINANCE OF THE CITY OF PASADENA ADOPTING THE TENANT PROTECTION ACT OF 2019 RELATING TO THE PROHIBITION OF NO-FAULT TERMINATIONS OF TENANCY AND EVICTIONS AND LIMITING RENT INCREASES FOR RESIDENTIAL REAL PROPERTY THROUGH DECEMBER 31, 2019  

PURPOSE OF ORDINANCE  

This ordinance protects renters of "residential real property" (as defined in the Tenant Protection Act of 2019, also known as AB 1482) from no-fault terminations and evictions and rent increases from the date of its publication through December 31, 2019, in advance of AB 1482's January 1, 2020 effective date, by adopting the terms and provisions of AB 1482.  

REASON WHY LEGISLATION IS NEEDED  

AB 1482 was approved by the Governor and chaptered by the Secretary of State on October 8, 2019, and the law becomes effective on January 1, 2020. This ordinance is needed because, in advance of the implementation of AB 1482, renters of qualified residential real property in the City are not protected from no-fault terminations and evictions and rent increases; hence the desire to make AB 1482 applicable in the City before January 1, 2020.
PROGRAMES, DEPARTMENTS OR GROUPS AFFECTED

This ordinance may be asserted by tenants as an affirmative defense in an unlawful detainer action. As such, no City departments will be required to implement the proposed ordinance.

FISCAL IMPACT

This ordinance will not have any fiscal impact.

ENVIRONMENTAL DETERMINATION

On this same date, the Council will be asked to find that the ordinance is exempt from the California Environmental Quality Act.

Respectfully submitted,

[Signature]
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City Attorney

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Concurred by:

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City Manager