



Ordinance Fact Sheet

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.

MEETING OF 11/04/2019

AGENDA ITEM NO. 9

PROGRAMS, 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.

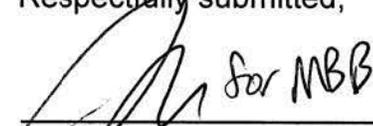
FISCAL IMPACT

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,



Michele Beal Bagneris
City Attorney

Prepared by:



Theodore J. Reynolds
CSW - Deputy City Attorney

Concurred by:



Steve Mermell
City Manager

TJR:drc
10-31-19
0000158263C031