



Chapter 44 Amendments and Other Implementation Actions

Rights and Duties of Landlords and Tenants of Residential Property

Santa Barbara County
Board of Supervisors
December 7, 2010



Overview

The Board directed staff to explore implementation of 16 actions to help minimize the community impacts of tenant displacement. These actions were grouped in 6 categories:

1. Proposed Amendments to Chapter 44
2. Creation of a Mass Eviction Response Plan
3. Improved Public Education and Outreach
4. Improved Data Tracking
5. Improved Service Provider Coordination
6. Actions in Other Departments



Proposed Amendments

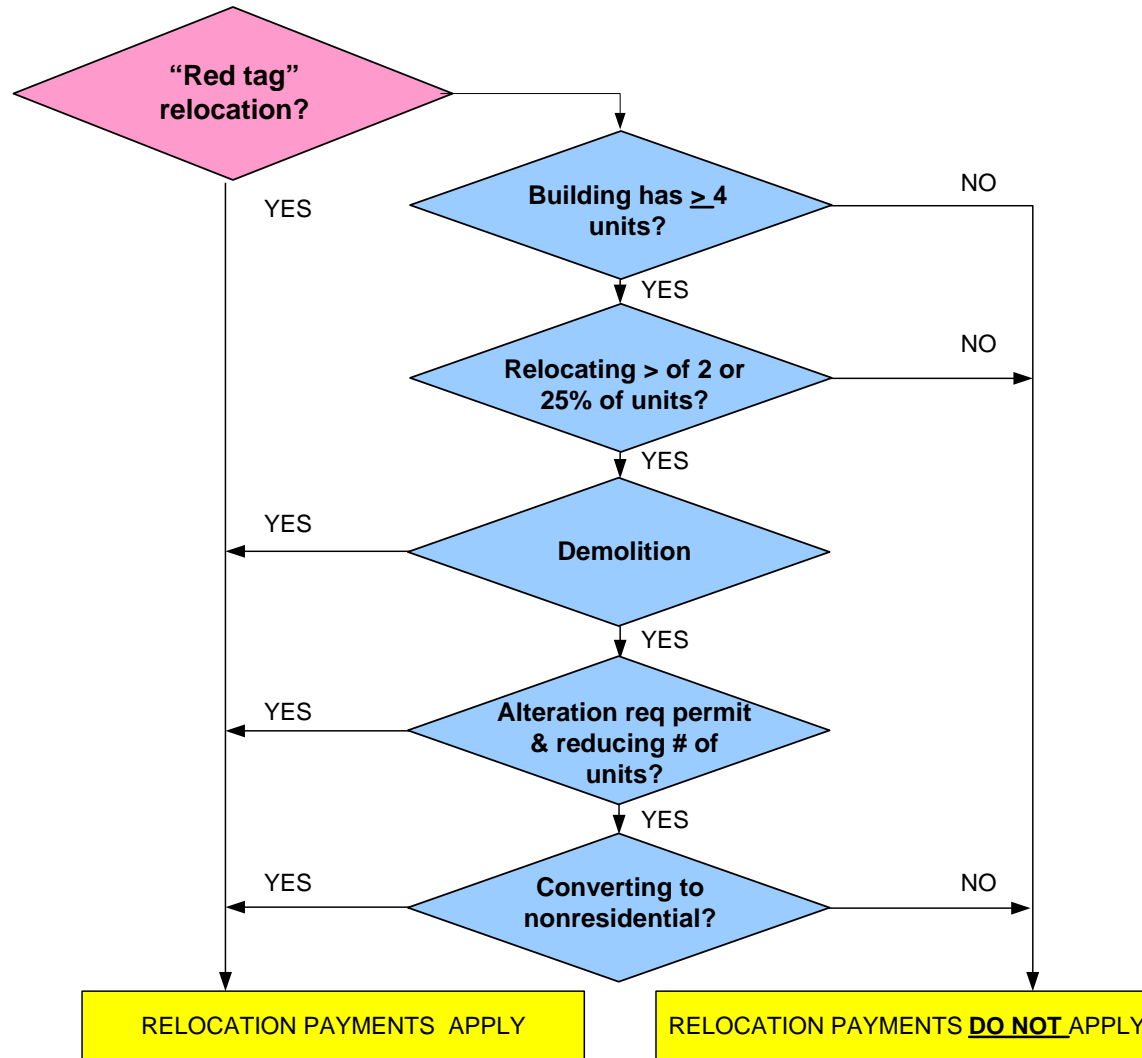
1. Expand relocation assistance to tenants displaced as a result of:

- the demolition of any rental unit on the lot,
- the alteration or substantial rehabilitation of any structure on the lot in a manner that requires a permit from the County and which reduces the number of rental units on the lot, and
- a change of use of real property from a residential use to a non-residential use.

*** *Applies only to 4 unit or larger buildings. Relocation assistance is triggered when the greater of 2 rental units or 25% of units in the building are displaced within 90 days of a permit application.***



Relocation Benefit Flowchart



Proposed Amendments

2. Establishment of “fast-track” incentive to encourage landlord to assist displaced tenants and maintain quality rental units
3. Removal of an ineffective reporting requirement
4. Clarification of County departmental responsibility for implementing and enforcing Chapter 44



Recommendations

- A. Approve the introduction (first reading) of an Ordinance amending Chapter 44 in its entirety of the Santa Barbara County Code pertaining to the rights and duties of landlords and tenants of residential property (Attachment E), read the title and waive further reading of the Ordinance;
- B. Set a hearing on the Departmental Agenda of December 14, 2010 to consider the adoption (second reading) of an Ordinance amending Chapter 44 of the Santa Barbara County Code pertaining to the rights and duties of landlords and tenants of residential property;
- C. Determine that the adoption of this Ordinance is exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) of the Guidelines for Implementation of CEQA and direct filing of the Notice of Exemption.

