

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: 2/14/02
Department Name: County Counsel
Department No.: 013
Agenda Date: 2/19/02
Placement: Departmental
Estimate Time: 1 hour
Continued Item: YES
If Yes, date from: 1/15/02

TO: Board of Supervisors

FROM: Shane Stark, County Counsel

STAFF CONTACT: Clare Macdonald, Chief Assistant
568-2950

SUBJECT: Tenant Protection Ordinance

Recommendation(s):

That the Board of Supervisors: Adopt the attached ordinance adding Chapter 44 to the Santa Barbara County Code, supplementing the provisions of State law governing the rights and duties of residential landlords and tenants in the County of Santa Barbara.

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with a safe and healthy community in which to live and work.

Executive Summary and Discussion:

The Board of Supervisors introduced this ordinance on January 15, 2002.

After discussion and public comment at the Board of Supervisors meeting of February 12, 2002, the following modifications were made to the Ordinance:

- Section II regarding the payment of interest on security deposits is deleted and subsequent sections are renumbered;
- On page 8, what was previously Section IV, under subsection (1) Findings and Purposes, third line after "Barbara," add "for reasons other than failure to pay rent." The following sentence changes "a notice to quit: to "such notices to quit". All references to notices to quit are plural in the balance of the subsection;

- On page 9, what was previously Section IV, under subsection (3) Notices to Quit, subsection (c) is added to read: Notwithstanding subdivision (a) of this subsection no filing shall be required for notices to pay rent or quit."

Mandates and Service Levels: The ordinance is not mandated. It will not require any county services beyond record keeping, notice to taxpayers, and related enforcement.

Fiscal and Facilities Impacts: A registry of Notices to Quit will cause an incremental record keeping cost and cost of providing notice to landlords in their tax bills.

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