

Summary of Santa Ana Just Cause and Rent Stabilization Ordinances:

Ordinances not in effect until November 19, 2021. The below general information does not constitute legal advice.

The City of Santa Ana has launched their own website for the two ordinances here: <https://bit.ly/SantaAnaRSO>

Rent Stabilization



Under Santa Ana rent stabilization, rents can increase at a maximum of once per year at 80% of the change in the Consumer Price Index or 3% - whichever is lower. If the change in CPI is negative, no increases are allowed. Mobilehome land leases are also subject to the rent increase cap. If a landlord/mobilehome park owner needs to increase the rents above the allowed max for repairs or maintenance, a petition can be submitted. Exclusions include single family homes, condos, and buildings constructed after February 1995 (per Costa Hawkins), mobilehome land leases longer than 12 months, vacant mobile homes (per statewide Mobilehome Residency Law), owner occupied duplexes, and affordable housing units. Vacated units and spaces can be rented out at market rates (per Costa Hawkins).

CPI Change	80 % of CPI	Max allowed%
5.00%	4.00%	3.00%
4.00%	3.20%	3.00%
3.75%	3.00%	3.00%
3.50%	2.80%	2.80%
2.00%	1.60%	1.60%
1.00%	0.80%	0.80%
0.00%	0.00%	0.00%
-1.00%	0.00%	0.00%

How to calculate rate increases:

$$\text{Increase} = \frac{\text{NEW RENT}}{\text{OLD RENT}}$$

EXAMPLE:

OLD RENT: \$1500 NEW RENT:\$1600

$$1600/1500 = 1.066666667 = 106.67\%$$

This means that the new rent is 106.67% of what the old rent was and the increase was 6.67%.

If the max allowed increase is 3% with rent stabilization, the 6.67% rent increase would be illegal.

The max allowed new rent with rent stabilization would be \$1,545 (\$1500*1.03).

Just Cause Evictions

Just Cause Evictions include two sub types: At-Fault and No-Fault. Tenants are eligible for just cause protections after 30 days of tenancy. Applies to all units except hotels, dorms, or care facilities, those who rent a room in a house where a landlord shares a kitchen or bath with tenants - but no more than two rentable units on the property can be rented out to tenants, owner-occupied duplexes, affordable housing units, and units which have their own deed but are not owned by a corporation. Willful violations by landlords result in citation then misdemeanor penalties. No-fault requires relocation assistance to tenants in the amount of three months of rent. During the school year, students and their families can only be evicted for at-fault just cause reasons.

At Fault JC eviction reasons include:

- Non-payment of rent
- Criminal activity (only the criminal not all tenants in a unit)
- Committing waste or being a nuisance
- Breach of lease
- Refusing Landlord entry after 24 hour notice

No Fault JC eviction reasons include:

- LL wants to remove unit from rental market for minimum 24 months (Ellis Act State Law).
- Building is condemned
- Substantial remodel (requires proof by LL)
- Mobile home park sale or redevelopment which requires a tenant impact report

