



KNOW YOUR RIGHTS!

Petaluma Tenant Protection Ordinance

Petaluma City Council adopted a permanent tenant protection ordinance effective on June 15.

Did you receive a notice?

Every tenant in Petaluma should receive a written notice about this ordinance and their rights—regardless of whether it applies to their tenancy

Exemption:

The ordinance protections do not apply if the landlord owns 3 or fewer rental units within the City of Petaluma, under some circumstances

How are tenants protected?

1. Tenants cannot be evicted unless the landlord is doing so under one of the "just cause" reasons allowed for in the ordinance
 - a. Expiration of the lease is not a "just cause" and is not grounds for eviction
2. Protections apply starting at Day 1 of a tenancy
3. Coverage includes:
 - a. Single-family homes
 - b. Government/non-profit subsidized housing
 - c. Newly constructed units
4. Relocation assistance for no-fault evictions is the lesser of 2.5 months worth of rent or \$9,000
5. All building types are covered, including single-family homes
6. Newly constructed units are covered

Please note:

1. The permanent ordinance is less protective than the temporary ordinance as follows:
 - a. For the following "no-fault" just cause evictions, the tenant is only given a right to re-rent if the unit is placed back on the rental market within the first 6 months:
 - i. Withdrawal from the rental market (Ellis Act)
 - ii. Owner/owner's family member move in
 - iii. Intent to demolish/Substantial model
 - iv. Government order
 - b. It removes the prior ban on evictions of educators and households with school-aged children during the school year
 - c. It creates a small property exemption for owners of three or fewer units, as long as they are not a business entity

About LASC:

Legal Aid provides free civil legal services to Sonoma County residents on issues including domestic violence, elder abuse, housing rights, homelessness rights, veteran rights and youth immigration. Services are available in Spanish and English. If you need legal assistance, please contact us.

Contact Us:

Hours:

Monday and Tuesday: 9:15-11:30 AM; 1:15-4PM
Wednesday: 9:15-11:30AM
Thursday: 9:15-11:30 AM; 1:15-4PM
Friday-Sunday: Closed

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