

RENT STABILIZATION AND JUST CAUSE GUIDE FOR LANDLORDS

ORDINANCE EFFECTIVE JUNE 2, 2022

1 RENT STABILIZATION ORDINANCE

Limits residential rent increases to no more than 4% per year

2 JUST CAUSE EVICTION ORDINANCE

Establishes Just Cause eviction procedures and other tenant protections

The ordinances do not apply to certain types of residential property, including:

- Hotel and transient occupancy, including properties with a City of Oxnard Short Term Rental (STR) Permit;
- Housing in nonprofit hospitals, religious facilities, extended care facilities, and licensed residential care facilities for the elderly;
- Dormitories owned and operated by an institution of higher education or kindergarten through grades 12 inclusive school;
- Housing accommodations in which the tenant shares a bathroom or kitchen with the Owner who maintains their principal residence at the property;
- Most single-family, owner-occupied residences, including a residence in which the Owner-occupant rents or leases no more than two bedrooms. See Chapter 27-24 (B)(3) of the City Code for details;
- A duplex in which the Owner occupies one of the units as the Owner's principal place of residence at the beginning of the Tenancy, so long as the owner continues in occupancy.

QUESTIONS?



Email us at:
rent.stabilization@oxnard.org



Call us at:
(805) 385-7899

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GUIDE FOR LANDLORDS

Summary of Rent Stabilization Ordinance

The rent ordinance does not apply to:

- A unit subject to the City's Mobile Home Park Rent Stabilization System;
- Housing restricted by deed as affordable housing; and
- Residential real property that is alienable separate from the title to any other dwelling unit, with some exceptions.
- Any residential property that has a certificate of occupancy issued after February 1, 1995

The new ordinance limits increases in residential rents to 4% per year. More than one rent increase in any twelve (12) month period is prohibited.

There may be circumstances where owners can raise rent over 4% in order to obtain a reasonable return on their property. If you believe this is the case for your property, you must provide a copy of the City's Fair Return Petition to both the City and the applicable tenant(s), as well as proof to the City that the petition was sent to the applicable tenant(s).

The City's Fair Return Petition is available at:
<https://bit.ly/fair-return>

Notice Requirements

Owners must notify tenants about the Rent Stabilization Ordinance and their right to respond to any Fair Return Petition filed.

Any notice to increase rent to a tenant, must include:

- Notice of the existence of Chapter 27, Article II of the City Code;
- The tenant's right to respond to any Fair Return Petition filed with the City
- No rent increase shall take effect until the above requirements have been met.

The notice to the tenant must be in the language used to negotiate the terms of the tenancy (and must be written if the lease is written).

Landlords subject to the Rent Stabilization Ordinance shall pay a rent stabilization fee as established by City Council. The City anticipates establishing its rent stabilization fee by spring of 2023.

Summary of Just Cause Eviction Ordinance

After 30 days of continuous and legal occupancy, an owner cannot terminate a tenancy without just cause, which must be stated in a written notice. Just cause can be considered either at-fault or no-fault.

When terminating a tenancy (either at-fault or no-fault), an owner must:

- Serve a written notice to the tenant that indicates at least one just cause reason;
- When the owner and tenant have entered into a written lease, the owner must provide notice in the language used in the lease (in addition to English). If there is no written lease, the owner must provide notice in the language that the Owner and tenant used to negotiate the terms of the tenancy (in addition to English);
- Not accept rent beyond the terms of the tenancy; and
- Submit to the City within five (5) days after service to the tenant a true copy of the notice of termination and proof of service.

Under no-fault just cause evictions, the owner will provide the tenant with relocation assistance totaling either two months of the tenant's rent (the rate in effect when the owner issued the notice to terminate the tenancy) or \$5,000, whichever is greater. Relocation assistance must be provided within 15 calendar days of serving the notice.

Notice Requirements

Property owners are required to provide written notice to tenants providing information about Just Cause Evictions and Other Tenant Protections. This must include protections related to immigration or citizenship status under California Civil Code section 1940.35 and California Code of Civil Procedure section 1161.4. Notice must be posted in English, Purepecha, Mixteco, Otomi, Tagalog, Zapoteco, Nahuatl, and Spanish in a conspicuous location on the property.

Violation of any provision shall first be punished through the use of a civil citation, prior to prosecution as a misdemeanor, infraction, or civil injunction.

This flyer is for general information only and is not a complete statement of the City of Oxnard Rent Stabilization Ordinance or Just Cause Ordinance. The full text of those ordinances can be found in City Code Chapter 27, accessible through the City's website.