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— CALIFORNIA STATE SENATOR • 10TH DISTRICT —

Senate Bill (SB) 522: Post-Disaster Tenant Protections Act

(Coauthors: *Senator Allen*)

SUMMARY

Senate Bill (SB) 522 addresses post-disaster residential rebuilding through the lens of protecting tenants.

SB 522 will update existing laws to ensure the housing stock is not losing statutory protections. Specifically, it will:

- Ensure replacement units maintain just cause for eviction protections within the Tenant Protection Act.

BACKGROUND

The Eaton and Palisades fires destroyed over 16,000 housing units, including 373 mobile homes, 2,000 duplexes and bungalow courts, and 770 rent-stabilized units.

Specified rental units benefit from state protections for the tenant, based on the certificate of occupancy date of the unit. The loss of housing units protected on the basis of their certificate of occupancy date will only exacerbate our existing housing and homelessness crisis.

Additionally, climate disasters will continue to occur and our laws must address this discrepancy to ensure protections for tenants are not lost when destroyed units are rebuilt.

ISSUE

The Tenant Protection Act (TPA) extends specified tenant protections in accordance with the issuance of the certificate of occupancy date for the housing unit.

For example, the TPA may cover multi-family housing units with certificates of occupancy from 2000. However, if those units are destroyed in a disaster, any rebuilt units

would have a current certificate of occupancy date that would exclude any protections previously tied to those units, because the TPA excludes any new construction within the last 15 years.

SOLUTION

SB 522 will extend just cause for eviction protections to units previously covered by the TPA and ensure continued stability for renters.

SUPPORT

- Los Angeles City Attorney Hydee Feldstein Soto