



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 7/8/2025

To: Sonoma County Board of Supervisors

Department or Agency Name(s): County Counsel

Staff Name and Phone Number: Deputy County Counsel Elizabeth Coleman, (707) 565-2421

Vote Requirement: Majority

Supervisorial District(s): Countywide

Title:

Ordinance to Amend Sonoma County Code Chapter 4, Article IX (First Reading)

Recommended Action:

Adopt a Resolution introducing, reading the title of, and waiving further reading of an ordinance to amend Sonoma County Code Chapter 4, Article IX, (First Reading)

Executive Summary:

Sonoma County Code Chapter 4, Article IX, the Sonoma County Residential Tenancy Protections Ordinance (Ord. No. 6496) ("the ordinance"), adopted September 17, 2024, establishes tenant protections for the residents of the County of Sonoma, at an augmented level of protection beyond those created by the state's California Tenant Protection Act. The current ordinance includes language allowing the Board of Supervisors to invoke certain tenant protections County-wide on an emergency basis, concurrent with the Board's adoption or ratification of a declaration of local emergency, where the Board determines such protections are warranted. This item introduces an ordinance following Board direction received on February 25, 2025, to amend the ordinance to allow the Board to invoke such emergency protections for more limited geographic areas in the case of more localized emergencies that may disrupt rental housing in more localized ways.

Discussion:

Sonoma County Code Chapter 4, Article IX, the Sonoma County Residential Tenancy Protections Ordinance ("the ordinance"), adopted September 17, 2024, establishes tenant protections for the residents of the County of Sonoma, at an augmented level of protection beyond those created by the California Tenant Protection Act ("Act"), codified in California Civil Code Sections 1946.2 and 1947.12 et seq. The current ordinance includes language allowing the Board of Supervisors to invoke certain tenant protections County-wide on an emergency basis, concurrent with the Board's adoption or ratification of a declaration of local emergency, where the Board determines such protections are warranted.

On February 25, 2025, the Board of Supervisors directed County Counsel to return to the Board with a proposed revision to the ordinance to allow the Board to invoke such emergency protections for more limited geographic areas in the case of more localized emergencies that may disrupt rental housing in more localized ways.

This item recommends the Board of Supervisors adopt a resolution introducing, reading the title, and waiving

further reading of an ordinance to amend Sonoma County Code Chapter 4, Article IX to state that upon the declaration or ratification of the declaration of a local state of emergency by resolution of the Board of Supervisors, in which resolution the Board of Supervisors expressly invokes the emergency protections, the protections shall take effect in all areas of the County designated by the Board of Supervisors for such protections. The ordinance is further amended to state that for Rental Units located within the unincorporated areas of the County that are subject to emergency protections, all applicable requirements of the ordinance shall continue to apply to a Landlord in such areas. Finally, the proposed ordinance adds a definition for “The Act,” referencing the California Tenant Protection Act, which is referenced in the ordinance but not currently a defined term, as the original reference to The Act was only in the recitals of the ordinance, which are not viewable in the codified version.

If the Board adopts the resolution, the ordinance will be placed on a future agenda for adoption consistent with statutory noticing requirements.

Strategic Plan:

N/A

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

- 02/25/25: Board adopted Urgency Ordinance re Lower Russian River Tenant Protections, and directed County Counsel to return with proposed amendment to Sonoma County Residential Tenancy Protections Ordinance
- 09/17/24: Board adopted Sonoma County Residential Tenancy Protections Ordinance
- 08/20/24: Board adopted resolution introducing, reading title of, and waiving further reading of Sonoma County Residential Tenancy Protections Ordinance
- Amending Sonoma County Code to Add Section 4 Article IX Establishing Residential Tenancy Protections
- 05/21/24: Board directed staff to prepare Just Cause ordinance comprised of selected options and formulate communication/community outreach plan.
- 12/05/23: Board reviewed Options to Augment Protections for Unincorporated Residential Tenants and directed staff to conduct community engagement.

FISCAL SUMMARY

Expenditures	FY24-25 Adopted	FY25-26 Projected	FY26-27 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
General Fund Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

There are no fiscal impacts associated with this item.

Staffing Impacts: N/A			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

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Attachments:

Resolution to Introduce, Read Title, and Waive Further Reading of Ordinance to Amend Sonoma County Code Chapter 4, Article IX.

Draft Ordinance to Amend Sonoma County Code Chapter 4, Article IX

Related Items "On File" with the Clerk of the Board:

N/A