

ORDINANCE NO. _____
ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA,
STATE OF CALIFORNIA, TO AMEND SONOMA COUNTY CODE CHAPTER 4,
ARTICLE IX

WHEREAS, in 2019, the Legislature passed the California Tenant Protection Act (“Act”), codified in California Civil Code Sections 1946.2 and 1947.12-1497.13, establishing a statewide system of residential rent control and permissible “just causes” for termination of residential tenancies; and

WHEREAS, to protect tenants from unjust terminations of residential tenancies, the Board of Supervisors enacted Ordinance No. 6496, codified at Chapter 4, Article IX, of the Sonoma County Code, establishing additional just cause protections for certain Sonoma County tenancies and creating a prepositioned emergency eviction protection to be invoked by the Board of Supervisors via resolution upon the declaration or ratification of declaration of an emergency necessitating such protections; and

WHEREAS, the Board of Supervisors desires to amend the emergency protections provisions of Chapter 4, Article IX, of the Sonoma County Code to allow for invocation of emergency tenant protections in targeted areas of the County if circumstances do not necessitate emergency tenant protections be placed County-wide, and to clarify definition of terms; and now, therefore.:

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. Amendments. Chapter 4, Article IX is amended as follows (text to be added is shown in ***bold italics***, text to be deleted is shown in strikethrough)

1. Amendment to Definitions. The following definition is added to Section 4-253:

The Act. The California Tenant Protection Act, codified in California Civil Code Sections 1946.2 and 1947.12-1497.13

2. Amendment to Protections from termination of tenancy in certain declared states of emergency

Section 4-258(a) is amended to read as follows:

“Upon the declaration or ratification of the declaration of a local state of emergency by resolution of the ~~B~~board of ~~S~~supervisors, in which such resolution the Board of Supervisors expressly invokes this Section 4-258, this Section 4-258 shall take effect in all areas of the County ***as designated by the Board of Supervisors in such resolution***, including the incorporated cities of the County, ***to the extent the designated areas include all or any portion of any incorporated cities of the***

County and shall remain in effect until thirty (30) days after such resolution is no longer in effect, or thirty (30) days after the ~~B~~oard of ~~S~~upervisors terminates the invocation of this **Section** by further resolution.

Section 4-258(d) is amended to read as follows:

For ~~R~~ental Units located within the unincorporated areas of the County ***that are also located within the areas of the County designated by the Board of Supervisors to be subject to the emergency protections set forth in this Section*** all applicable requirements of this Article shall continue to apply to a Landlord who terminates a tenancy while this Section 4-258 is in effect.

Section III. Severability.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that they would have adopted this Ordinance and every section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid, unconstitutional, or otherwise unenforceable.

Section IV. EFFECTIVE DATE:

This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in The Press Democrat, a newspaper of general circulation published in the County of Sonoma, State of California. In regular session of the Board of Supervisors of the County of Sonoma, introduced on the 20th day of May, 2025 and finally passed and adopted this ____ day of _____, 2025, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Hermosillo: Rabbitt: Coursey: Gore: Hopkins:

Ayes:

Noes:

Absent:

Abstain:

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.

Chair, Board of Supervisors County of Sonoma

ATTEST:

M. Christina Rivera,
Clerk of the Board of Supervisors