



Residential Tenancy Protections Ordinance

August 20, 2024

Recommended Actions

- A. Consider and potentially adopt a Resolution introducing, reading the title of, and waiving further reading of “Ordinance of the Board of Supervisors of the County of Sonoma, State of California, Amending Sonoma County Code to Add Section 4 Article IX Establishing Residential Tenancy Protections” (First Read);
- B. Approve staff’s recommendation for community outreach and education if an ordinance is adopted and approve the use of \$34,100 from General Fund contingencies for these activities.

Residential Tenancy Protections Ordinance

- Removes exemptions from Just Cause protections for income restricted properties;
- Attaches Just Cause protections to tenancy upon commencement of tenancy;
- Limits nonpayment of rent as basis for eviction unless nonpayment exceeds 30 days;
- Augments relocation benefits, when applicable, to be calculated at the higher of fair market value or actual rent;
- Establishes pre-positioned eviction limitations to be activated by resolution of the Board upon its election to do so concurrent with a declaration of emergency; and
- Requires dissemination of tenant rights information in English and Spanish concurrent with any demand to vacate premises or commence eviction proceedings, with copy and related relevant information submitted to County.

Community Outreach and Education

Education	Estimated Costs
Town Hall	\$1,500 to \$7,500 excluding staff time
Online Webinar Town Hall	\$1,100 to \$7,100 excluding staff time

Outreach	Estimated Costs
Social Media Announcements	\$1,000 to \$1,500 per campaign
Radio Announcements	\$1,500/ancement per week, excluding staff time
Renter Protections Pamphlet	\$3,000 for 2,000 pamphlets, excluding staff time

Expense	Units	Range of Costs	
2 Town Hall	2	\$ 3,000	\$ 15,000
1 Online Webinar	1	\$ 1,100	\$ 7,100
3 Social Media Announcements	3	\$ 3,000	\$ 4,500
3 Radio Announcements	3	\$ 4,500	\$ 4,500
Pamphlet Development	1	\$ 3,000	\$ 3,000
		\$ 14,600	\$ 34,100

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