



TOGETHER

SBRPA.ORG

Santa Barbara Rental Property Association

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SBRPA MEMBER BENEFITS



State & Local Legal Forms



Educational Programs



RED ALERTS!



Magazine & Website Resources



Lobbying



Credit Report Services

SBRPA LOBBYING: So YOUR interests are heard.

The rental housing business is a complex web of politics, misinformation, and false propaganda.

We are constantly advocating for you!

NATIONAL – NAA

STATE – CALRHA

LOCAL - SBRPA



Elected officials



Stakeholder groups



Community leaders



SBRPA BOARD MEMBER

Nick Gonzales

HELP STOP RENT CONTROL INITIATIVE



2024 BALLOT INITIATIVE WHAT IT DOES

Local jurisdictions will have free rein to **impose and expand rent control**.

Will prohibit rent increases upon vacancy (also known as vacancy de-control) by **eliminating the owner's ability to charge the market rate** when a tenant vacates the unit.

Imposes rent control on **all properties** including **single-family homes and condominiums** by eliminating AB 1482 protections.

To stop this so-called "Justice for Renters" initiative in 2024, CalRHA and its affiliates are asking for your support and contribution to fight this third attempt by the same anti-housing activists behind Propositions 10 and 21 from 2018 and 2020. CalRHA and its regional associations collectively need to raise a minimum \$5 million dollars, so we're all in this together.

All funds raised will go toward the initiative fight. To make a contribution, please click [here](#) or scan the QR code. Thank you for your generosity.



PROPERTY OWNERS WHY IT MATTERS

Your rental income and property value will decline.

If you are renting your units below market, you may never catch up because the initiative allows local jurisdictions to "cap" how much you may increase rent following a vacancy.

Rent "caps" would apply to single-family homes and condominiums.



\$5 MILLION TARGET

The last rent control fight cost the broader housing industry \$80 million dollars. This next fight will cost even more.



DEDICATED FUNDS

Funds will be deposited into a dedicated account specifically for fighting the initiative.



SUCCESS TOGETHER

We defeated both the 2018 and 2020 rent control initiatives. With your support, we can do it again.

cal-rha.org



Nick Gonzales

SBRPA: Your “EARLY ALERT” System

We are your voice and ears in the back room where decisions are made.

As we are constantly tracking legal changes on national, state and local level, we can give our members early alert of changes that will be occurring so you can prepare your business.

You will know what is going to happen -- before your tenants do.

SBRPA

RED ALERTS!

SBRPA Programs

EDUCATIONAL

SOCIAL

ADVOCACY



Our upcoming events:

- 9/15/2023 SBRPA Member Social
3:30PM Sandpiper Golf Clubhouse, Goleta CA
- 9/28/2023 SB County Rental Law Update
3:00-5:00PM *Trattoria Oliveto*, Orcutt CA
- 10/19/2023 Property Management Essentials
9:00AM-1:00PM Work Zone, Paseo Nuevo, Santa Barbara CA

For details and to register, go to www.sbrpa.org & click on the Events & Webinars icon

SBRPA MEMBER SOCIAL



3:30PM September 15th
Sandpiper Golf Clubhouse • 2023 Member Social

We invite you to be our guests for a drink & hors d'oeuvres.
Join us for a chance to talk with other property owners.
SBRPA Board members and attorneys.
Need work on your rental property?
Top SBRPA vendors will be present.

Have a drink on us!
TO ENSURE ADEQUATE REFRESHMENTS
RSVP <https://bit.ly/sbrpaorg/sovrn>



Are you a
June 1st-30th
owner? Join
Play the Ocean!
for fun and to
win prizes!

Remember to sign up for the 2023/24
to be eligible for the contest and to
win prizes!

Santa Barbara North County SB COUNTY RENTAL LAW UPDATE



Thursday, September 28th • 3:00-5:00PM
Trattoria Oliveto • 2023 County SB County Rental Law Update
Happy Hour 3:00-5:00PM (not a social meeting)

Please join us to learn about new Santa Barbara County Rental Law updates as the Santa Barbara County Board of Supervisors is holding a public hearing on the new law.

STATE LOBBYING
Attendees will receive a brief overview of the new law and how it affects their business. Attendees will also receive a brief overview of the new law.

LOCAL LOBBYING
Attendees will receive a brief overview of the new law and how it affects their business. Attendees will also receive a brief overview of the new law.

HAPPY HOUR
After the program you will enjoy a happy hour with a drink and appetizers.



www.sbrpa.org/events/sb-county-rental-law-update

A CRPA GROUP PROPERTY MANAGEMENT ESSENTIALS



Thursday, October 19, 2023
9:00 AM - 1:00 PM
San Miguel Room, Work Zone, Paseo Nuevo, Santa Barbara, CA

Tracy Merrill, Managing Attorney of Education for Renters, Tracy & St. John, will be leading this course.

Discover how to cover representing tenants in court, proactive evictions, and is experienced in all aspects of litigation. Don't the development of case strategy through discovery, deposition, motion practice, and trial.

Get Answers to your Questions about New Laws!

This course is a 1-hour 30-minute course covering the new laws and how they affect your business. It is a must-attend for all property owners and managers.

Topics to be covered:

- Eviction
- Proactive evictions
- Discovery
- Deposition
- Motion practice
- Trial

Benefits of attending:

- Learn how to represent tenants in court
- Learn how to represent tenants in court
- Learn how to represent tenants in court
- Learn how to represent tenants in court
- Learn how to represent tenants in court
- Learn how to represent tenants in court

**PLUS, ADDITIONAL SPEAKING ON:
LISTING YOUR PROPERTY FOR RENT, CREDIT SCREENING,
PROTECTING YOUR INVESTMENT AUTHORITY & SECTION 8**

Register at <http://bit.ly/sbrpaorg/events/2023-property-management-essentials>

Member: \$60
Non-Member: \$80



October 19

EDUCATIONAL

Property Management Program



A SBRPA Certificate Class

PROPERTY MANAGEMENT ESSENTIALS

Thursday, October 19, 2023

9:00 AM – 1:00 PM

San Miguel Room, Work Zone Paseo Nuevo, Santa Barbara, CA



Tracey Merrell, Managing Attorney of Education for Kimball, Tiery & St. John will be teaching this course.

Tracey began her career representing banks in post foreclosure evictions and is experienced in all aspects of litigation, from the development of case strategy, through discovery, depositions, motion practice, and trials.

Get Answers to your Questions about New Laws!

This course is a MUST for managers, leasing agents, supervisors, and rental owners! We will cover issues from pre-tenancy, to tenancy, to termination of tenancy, through post-tenancy.

Pre-tenancy

- Screening
- Source of income
- Approval/denial
- Leases.

Tenancy

- Communication
- Enforcement
- Disability requests
- VAWA (Violence Against Women Act)
- Unit entry
- Maintenance

Termination of tenancy

- Notices
- Just cause
- Path of an eviction

Post tenancy

- Abandonment
- Pre-move out inspections

**PLUS, ADDITIONAL SPEAKERS ON:
LISTING YOUR PROPERTY FOR RENT, CREDIT SCREENING,
MEDIATION, THE HOUSING AUTHORITY & SECTION 8!**

Member: \$99
NonMember: \$225

Register at <https://www.sbrpa.org/events/2023-property-management-seminar>

Magazine & Website

THREE Different Magazines & Website Resources

1. NATIONAL

2. STATE

3. SANTA BARBARA

Santa Barbara Ordinance 6107: Emergency Measure on 'Renovictions'..... xx

CalRHA Priority 1 Bills: Rental Housing Related List of Bills..... xx

Mr. Landlord: Rental Owner Updates..... xx

bill graphics: CalRHA

SBRPA
www.sbrpa.org
805-687-7007

CalRHA

NAA
Affiliate

EQUAL HOUSING OPPORTUNITY

Up-to-Date Legal Forms

SBRPA Members Only Forms & Documents PDF & Fillable

- MOVE-IN DOCUMENTS
- RENTAL AGREEMENTS & ADDENDUMS
- LOCAL FORMS & DOCUMENTS
- MOVE-OUT DOCUMENTS
- CREDIT REPORTS
- NOTICES
- MISCELLANEOUS DOCUMENTS

RECEIPT FOR APPLICATION SCREENING FEE

This application screening fee indicated below has been received from:
Name of Applicant(s): _____
regarding his/her application for rental of the following described property:
Street Address: _____ CA, Zip Code: _____
City: _____

This fee is nonrefundable unless not used. It is an estimation of the actual out-of-pocket expenses to be incurred while verifying and qualifying the submitted rental application.

Payment:	
Amount paid by applicant(s):	\$ _____ (Not to exceed \$53.64 per Applicant*)
Itemization:	
Credit/Eviction Report	\$ _____
Criminal Record Report	\$ _____
Owner/Agent's charge for reasonable value of time spent reviewing & verifying application data	\$ _____
Total Application Screening Fee	\$ _____ (Not to exceed \$53.64 per Applicant*)

*The screening fee may not exceed \$53.64 (adjusted annually from 1/1/2021 with the increase in the Consumer Price Index).

Owner/Agent _____ Date _____

By signing this form below, applicant agrees that the Owner/Agent may charge an Application Screening Fee to qualify him/her as a prospective resident. Applicant acknowledges that the rental property for which application is made may not be presently available and may not be available in a reasonable time, but will be available at a presently undetermined time in the future. Applicant agrees to pay the nonrefundable fee at this time and understands that any amount of the application screening fee not used as provided shall be refunded to applicant(s).

Applicant Signature _____	Date _____
Current Address _____	Date _____
Applicant Signature _____	Date _____
Current Address _____	Date _____



Your use of any of these forms constitutes your representation that you have counseled with your personal attorney before using the form, and in using the form you are relying on your attorney's counsel and your own investigation, and not on any express or implied representation by SBRPA or any of its officers, directors, employees, or representatives.

Form MI-003
Page 1 of 1
Rev 04/13/2020

Legal Forms: General Guidance

GENERAL INFORMATION DOCUMENTS

INFO-001: Service of Notice of Rent Increase (see NOTICE-009 & ADD-001)

INFO-002: Service of Notice of Entry (see NOTICE-009)

INFO-003: Service of Notice of Termination of Tenancy (see NOTICE-010)

INFO-004: 1482 Notice Requirements (please read as this notice includes instructions for rent caps, increases, exemptions, terminations and evictions).

INFO-005: Legal Timing and Serving of the Proper Notice (08-09-22 Zoom Recording)

Document: Landlord and Tenant Rights and Responsibilities, 09/2023

Legal Forms: Notices

NOTICE FORMS & DOCUMENTS	
NOTICE-001	3-Day Notice to Quit
NOTICE-002	3-Day Notice to Quit or Pay Rent
NOTICE-003	3-Day Notice to Perform Conditions and/or Covenants or Quit
NOTICE-004	30-Day Notice to Resident(s) – Intent to Vacate
NOTICE-005	Notice of Intent to Vacate – Acknowledgement of Resident(s)
NOTICE-006	Notice of Conditional Acceptance
NOTICE-007	Notice of Denial to Rent
NOTICE-008	Notice of Right to Require Initial Inspection
NOTICE-009	Notice of Declaration of Service to Resident(s)
NOTICE-010	Notice of Termination of Tenancy
NOTICE-010-1	Notice of Termination of Tenancy - City of Santa Barbara
NOTICE-010-2	Notice of Termination of Tenancy - County of Santa Barbara
NOTICE-011	Notice of Belief of Abandonment — Real Property
NOTICE-012	Notice of Right to Reclaim Abandoned Property (<\$700)
NOTICE-013	Notice of Right to Reclaim Abandoned Property (>\$700)
NOTICE-014	Notice to Enter Dwelling Unit
NOTICE-015	Notice to Homeowner's Association (HOA)
NOTICE-016	Notice & Demand Regarding Dishonored Check
NOTICE-017	Notice & Demand Regarding Dishonored Check — Stop Payment
NOTICE-018	Declaration of COVID-Related Financial Distress - obsolete
NOTICE-019	Notice of Rent Increase
NOTICE-020-1	Early Tenant Alert Notice No Fault Just Cause -- County
NOTICE-020-2	Early Tenant Alert Notice No Fault Just Cause -- City

Legal Forms: Local

LOC	LOCAL DOCUMENTS & FORMS
LOC-001	SBAOR: Santa Barbara 1-Yr Lease Offer Requirement
LOC-002	Santa Barbara 1-Year Lease Rejection Form
LOC-003	Santa Barbara Rental Housing Data Collection Form
LOC-004	AB 1482: Exempt from 1482 Properties
LOC-005	AB 1482: Subject to 1482 Properties
LOC-006	AB 1482: FAQs
LOC-007	COVID-19 Hardship Consideration Addendum – Santa Barbara City obsolete
LOC-008	COVID-19 Hardship Consideration Addendum – Santa Barbara County obsolete
LOC-009	COVID-19 Hardship Consideration Addendum – City of Lompoc obsolete
LOC-010	COVID-19 Hardship Consideration Addendum – County of San Luis Obispo obsolete

NOTE: LOC-003, Santa Barbara Rental Housing Data Collection Form legally must be filed with the city clerk any time you give a "Notice to Quit" in city of Santa Barbara.

UP-TO-DATE LEGAL FORMS & GUIDANCE ESSENTIAL for today's rental business

New Santa Barbara County Ordinances:

So new, not even posted yet on the County website.

So complex, virtually impossible for lay person to understand.

So severe are consequences for non-compliance, essential you are aware.

Today, to help you navigate and protect your business:
SBRPA's Board President, attorney Betty Jeppesen and
SBRPA's attorney Jim Cole.

ATTORNEYS BETTY JEPPESEN & JIM COLE



TENANT PROTECTION ACT

“TPA” Overview

Before reviewing local County law changes, let's do a quick review of the California State Law it is based upon:

The California Tenant Protection Act (“TPA”)



TENANT PROTECTION ACT

“TPA” Overview

Unless your unit is EXEMPT from the TPA:

- A RENT CAP LIMITS RENT INCREASES
- MUST HAVE JUST CAUSE FOR NO-FAULT EVICTION (TERMINATION OF TENANCY)
- MUST PAY TENANT DISPLACEMENT ASSISTANCE, EVEN WITH A JUST CAUSE EVICTION (TERMINATION OF TENANCY)



TPA: WHAT UNITS ARE EXEMPT?

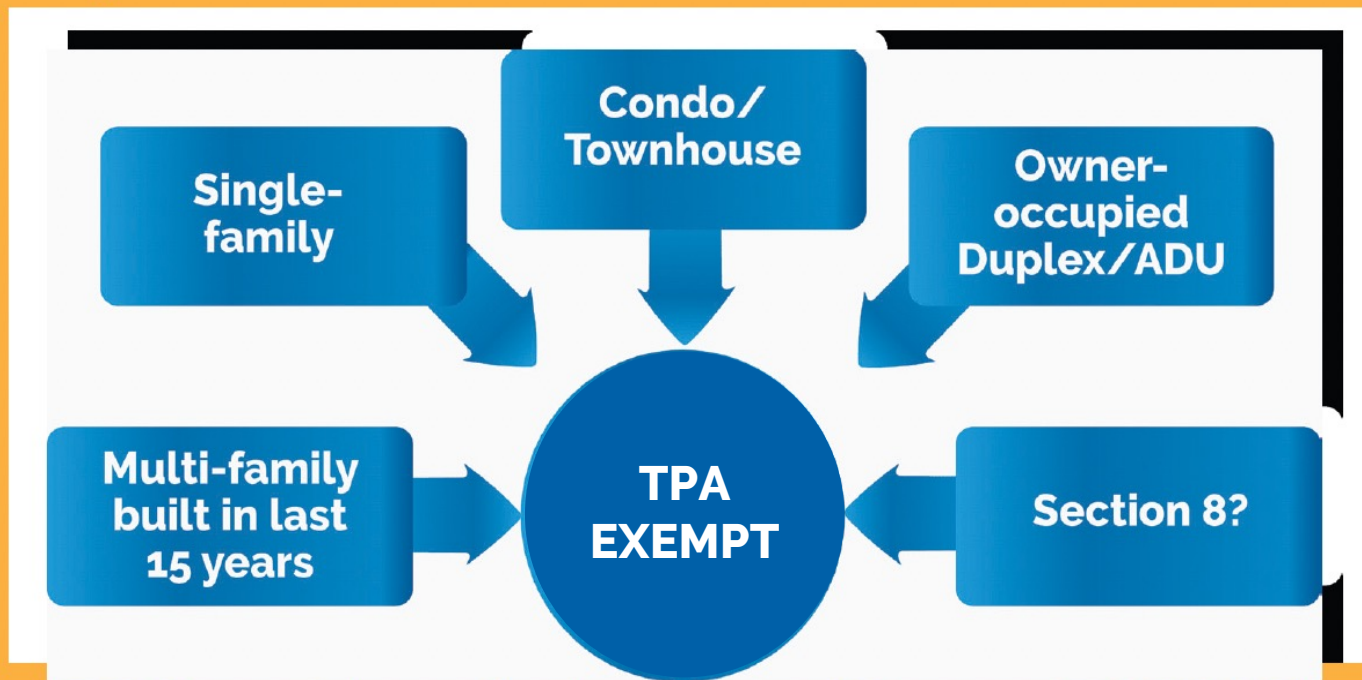
Units exempt from both the “just cause” regulations and the rent cap limitations:

1. Units that were constructed within the last 15 years (this applies on a rolling basis - i.e.. a unit constructed on January 1, 2006 is not covered as of January, 1 2020, but is covered on and after January 1, 2021).
2. Units restricted by a deed, regulatory restrictions, or other recorded document limiting the affordability to low or moderate-income households.
3. Certain dormitories.
4. A two-unit property, provided the second unit was occupied by an owner of the property for the entire period of the tenancy.
5. Single-family homes and condominiums are only exempt if the property is not owned by one of the following:
 - (i) a real estate trust, or
 - (ii) a corporation, or
 - (iii) an LLC with at least one corporate member.



TPA: IS YOUR UNIT EXEMPT OR NON-EXEMPT?

The following are EXEMPT from TPA



* Landlord MUST have notified tenant of unit's exemption from TPA, or unit is NON-EXEMPT.)



TPA: EXEMPT UNITS Must Notify Tenant Unit is Exempt

SINGLE FAMILY HOME RENTALS ARE EXEMPT FROM TENANT PROTECTION ACT (RENT CAP & TENANT DISPLACEMENT ASSISTANCE)

ONLY IF

YOU HAVE NOTIFIED TENANT – OR ARE USING A LEASE WITH NEW STATE-MANDATED LANGUAGE -- SUCH AS THE SBRPA LEASE FORM

TENANT PROTECTION ACT:

All tenants in units covered by the state law must receive a notice explaining the “just cause” and rent cap protections. For a tenancy existing prior to July 1, 2020, the notice must be provided in writing to the tenant no later than August 1, 2020, or as an addendum to the lease or rental agreement. For any tenancy commenced or renewed on or after July 1, 2020, the notice must be provided as an addendum to the lease or rental agreement, or as a written notice signed by the tenant with a copy provided to the tenant.



TPA: EXEMPT UNITS Must Notify Tenant Unit is Exempt

If the owner did NOT provide the required notice – then the unit is considered **NOT EXEMPT**.

Unit is NOT exempt until and unless the housing provider has given the tenant notice of that fact. This is not just an e-mail, text or letter. This is a notification that has to be in the Lease entered into since August of 2020 and in any renewal thereafter.



TENANT PROTECTION ACT “TPA” NON-EXEMPT UNITS

TPA Non-Exempt Units are Subject to:

- RENT CAP
- NO-FAULT JUST CAUSE required for an eviction (ie. Non-renewal of tenancy.)
- TENANT DISPLACEMENT ASSISTANCE payment for a no-fault just cause eviction.



TPA: NON-EXEMPT UNITS

Rent Cap

TPA RENT CAP

For covered units, annual rent increases are limited to no more than 5% plus the percentage change in the cost of living for the region in which the property is located, or 10% whichever is lower.

Santa Barbara County owners use the “All California” CPI, currently 4.2%.

$5\% + 4.2\% \text{ CPI} = 9.2\% \text{ RENT CAP}$ for SB County leases as of August 2023.



TPA: NON-EXEMPT UNITS

Rent Cap

Q: How many times may I increase the rent each year?

A: For renters who have lived in the unit for more than 12 months, you may raise the rent up to two times within that period, as long as the total increases do not exceed the state's rent cap.

Q: If the renter moves out, can I raise the rent to more than 5% plus CPI?

A: Yes, the new law does not affect your right to raise the rent to market once a tenant vacates the unit. However, once a new renter is placed in the unit, any future rent increases on that tenant will be subject to the rent cap.

Q: What if my unit is currently vacant?

A: You may choose the initial rent for the new tenant. But once the new renter is in the unit, any future rent increases will be subject to the rent cap.



TPA: NON-EXEMPT UNITS

Just Cause: “At-Fault” versus “No-Fault”

Q: What is an “at-fault” just cause eviction?

A: At fault eviction causes are based on the actions or activities of the renter that fall within the scope of the permissible reasons under the law.

Q: What is a “no-fault” just cause eviction?

A: No fault eviction causes are when the eviction is not based on the actions of the renter, but rather due to the owner’s actions or the owner’s compliance with a government entity.



TPA: NON-EXEMPT UNITS

Just Cause for No-Fault Eviction

“No-Fault” Eviction Provisions

- The eviction provisions only apply after all tenants have lived in the unit for 12 months or more, or where at least one tenant has occupied the unit for 24 months.
- A tenancy may not be terminated unless the landlord has one of the allowable “just cause” reasons, which must be stated in the notice terminating tenancy.
- “Just cause” reasons are categorized as either “at-fault” reasons or “no-fault” reasons. Relocation assistance is required for “no-fault” evictions.
- The mere expiration of a lease or rental agreement is not a “just cause” to terminate a tenancy.



TPA: NON-EXEMPT UNITS

Legal "Just Causes" for Terminating or Non-Renewal

Only 4 "No-fault" Just Causes for terminating a tenancy:

- (1) Intent to occupy the property by the owner or spouse, domestic partner, children, grandchildren, parents or grandparents AND the lease must contain a provision allowing owner to retake the unit for personal use;
- (2) Withdrawal from the rental market;
- (3) Compliance with order from the government to vacate (red-tagged);
- (4) Intent to demolish or substantially remodel.



TPA: NON-EXEMPT UNITS

No-Fault Just-Cause of “Substantial Remodel”

To qualify as a “Substantial Remodel”:

“The replacement or substantial modification of any structural, electrical, plumbing or mechanical system that requires a permit from a government agency, or the abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, state and local laws, they cannot be reasonably accomplished in a safe manner with the tenant in place and that requires the tenant to vacate the residential real property for at least 30 days. Cosmetic improvements alone, including painting, decorating, and minor repairs, or other work that can be performed safely without having the residential real property vacated, do not qualify as substantial rehabilitation.”



TPA: NON-EXEMPT UNITS

Just Cause “No-Fault” Notice Requirements

Must issue a notice of termination based on the no fault just cause AND include the renter’s right to relocation assistance.

If fail to pay relocation assistance, the notice of termination of tenancy is void.

New Santa Barbara County Ordinances increase the complexity and number of Notices that must be sent.

So let us now review the Santa Barbara County Ordinance.



SANTA BARBARA COUNTY ORDINANCES 5186 & 5175

Non-Exempt Units

Emergency Ordinances 5186 & 5175

Approved by Santa Barbara County Board of Supervisors on
July 11, 2023 and effective 30 days thereafter.

5186: Just Cause, Right of First Refusal & Written Lease

5175: Tenant Relocation Payments



SANTA BARBARA COUNTY ORDINANCE 5186: Stricter than State Law

New SB County Ordinance requirements that are stricter than State's TPA requirements:

1. Mandatory Offer of a Written Lease
2. Tenant Relocation Payment Timing
3. Tenant Relocation Payment Amount
4. "Substantial Rehabilitation" Notice
5. Mandatory Right of First Refusal



SANTA BARBARA COUNTY ORDINANCE 5186: Must Offer a Written One-Year Lease

“If a rental unit is rented without a written lease, then within 90 days after the effective date of the ordinance codified in this chapter, the owner shall offer a written lease to the tenant in accordance with the Civil Code.”

For Non-Exempt Units:

If you have someone renting from you in a and they do not have a written lease with you, then you have only 90 days from August 11, 2023 to rectify that by offering a written one-year Lease. The Tenant can reject the offer in writing.

If you do not want to offer to renew an existing one-year lease, at the notice of termination you must offer a one-time conciliation meeting (using a publicly funded program if available.)



SANTA BARBARA COUNTY ORDINANCE 5186: Must Offer a Written One-Year Lease

County of Santa Barbara Chapter 44-28 Compliance

INSTRUCTIONS:

The purpose of this form is to ensure Landlord compliance under Section 44-28 of the Code of the County of Santa Barbara, California for residential lease terms offered by landlords to tenants of applicable units located within the unincorporated areas of the County. Completed forms should be retained for Landlord & Tenant records and only provided to County of Santa Barbara Community Services Department staff, upon request.

This Certificate **must** be dated and signed by the Tenant(s) or prospective Tenant(s)

LANDLORDS TO COMPLETE THIS SECTION

Property Information:

Property Address: _____

Property Manager: _____

Total Number of Residential Units in Project: _____

CERTIFICATE OF WRITTEN LEASE REJECTION

[Must be dated and signed by Tenant(s) or Prospective Tenant(s)]

This certificate is evidence that on today's date _____, I rejected my landlord's offer of a written one-year lease for the premises located at [RENTED PREMISES ADDRESS] _____, Santa Barbara, CA [ZIP CODE] _____.

I understand that my landlord is not required to offer me a one-year lease again until one year from today.

Tenant(s) Name(s)

Signature(s)

CERTIFICADO DE RECHAZO DE ARRENDAMIENTO ESCRITO

[Debe estar fechado y firmado por el Inquilino(s) o Posible Inquilino(s)]

Este certificado es evidencia de que en [FECHA DE HOY]_____, Rechacé la oferta de mi arrendador de un contrato de arrendamiento por un año para las instalaciones ubicadas en _____

[DIRECCION DEL LOCAL DE ALQUILER]_____

Santa Bárbara, CA [CODIGO POSTAL] _____

Entiendo que no se requiere que mi arrendador me ofrezca un contrato de arrendamiento por un año hasta un año a partir de hoy.

Nombre(s) del inquilino(s)

Firma(s)



SANTA BARBARA COUNTY ORDINANCE 5175: Tenant Relocation Payment – Timing of Payment

Different County rules for WHEN you pay the tenant:

City: generally within 15 days of giving the notice unless there was an Early Alert Notice served)

County: generally within 20 days of giving the notice unless you were responding to a government order (10 days) or an Early Alert Notice was given.



SANTA BARBARA COUNTY ORDINANCE 5175: Tenant Relocation Payment – Timing of Payment

Different rules for WHO you pay:

When more than one qualified tenant occupies a rental unit, the owner shall divide the relocation assistance payment equally among the qualified tenants and make the divided relocation assistance payment to each qualified tenant.



SANTA BARBARA COUNTY ORDINANCE 5175: Tenant Relocation Payment – Amount of Payment

“Relocation benefits” means a sum equal to **three months of the fair market rent for the area** as determined by the Department of Housing and Urban Development pursuant to Section 1437f(c)(1) of Title 42 of the United States Code **or seven thousand dollars, whichever is greater.**”

\$7,000 or 3 times what the unit is worth on the rental market according to HUD, NOT what YOU WERE PAID!



SANTA BARBARA COUNTY ORDINANCE 5186: Substantial Remodel

New SB County Law adds stricter requirements to State's "Substantial Remodel" requirements

1. Permits must have been received
2. Additional Notices required
 - A. Serve Early Tenant Alert Notice 60 days before Termination Notice
 - B. Serve Termination Notice, Explanation of Work & Copies of Permits simultaneously
 - C. Serve Right of First Refusal
 - D. File a copy of the documents served on the tenant with the SB County Community Services Department.



SANTA BARBARA COUNTY ORDINANCE 5186: Substantial Remodel Early Tenant Alert Notice

EARLY TENANT ALERT NOTICE

An additional written notice of no-fault just cause termination of a tenancy provided at least 60 days before the notice of termination.



SANTA BARBARA COUNTY ORDINANCE 5186: Substantial Remodel Termination Notice & Permits

TERMINATION NOTICE & COPY OF PERMITS

Concurrent with Termination Notice, serve tenants with:

- A. a copy of the permits
- B. a written notice stating the reason for the termination, the type and scope of work to be performed, why the work cannot be reasonably accomplished in a safe manner with the tenant in place, and why the work requires the tenant to vacate the residential real property for at least 30 days.

NOTE: The SBRPA County Termination Notice Form includes (B).



SANTA BARBARA COUNTY ORDINANCE 5186:

Substantial Remodel: Mandatory Right of First Refusal

RIGHT OF FIRST REFUSAL

The owner shall provide the tenant of the unit at the time of termination a written right of first refusal to re-occupy when it is ready to be occupied for up to two years, whichever is earlier, IF:

- 1) The tenant has provided the owner contact information at which to receive a right of first refusal to re-occupy the unit and
- 2) The tenant returns to the owner an affirmative written acceptance of the offer to return to and rent the unit within 30 days of receipt.





YOUR SBRPA MEMBERSHIP

***SIGN UP
TODAY!***



SBRPA Membership Valuable Benefits STAY INFORMED & CURRENT!



Comprehensive and Up-to-Date Rental Forms

Over 40 management, screening and rental forms in fillable PDF format are available online or in the SBRPA office.

Credit Reporting Services For Resident & Employment Screening, Both Online or by Phone

- Credit reports
- Eviction searches
- National Criminal Scans



State & National Affiliations
With your SBRPA membership, you also gain membership in the California Rental Housing Association (CalRHA) and the National Apartment Association (NAA) and the use of their resources, benefits, and publications, including NAA's monthly *Units* magazine.



Legislative Advocacy in Sacramento and Washington

Experienced & effective legislative advocacy in Sacramento and Washington constantly working on your behalf!



Educational Programs, Seminars, Workshops – and fun!

- Speakers on topics of current interest
- Lunch, dinner, or seminar formats
- Keeping members abreast of changes in the law that affect how we do business
- Annual Fair Housing training
- Annual Property Management Essentials
- Biennial Trade Show
- Network with other rental property owners, managers, and vendors
- Museum visits, golf tournaments, and other outings of interest



SBRPA Rental Property News

- **Member Program of the Month**
Who, what & where!
- **SBRPA Member President's Message**
Addressing membership on what is important
- **Attorney's Corner**
Timely topics in property management from a legal perspective
- **Sacramento Report**
Insightful updates from our crack legislative advocates in the state's capitol
- **NAA Update**
News and happenings from our national "parent," the National Apartment Association
- **Santa Barbara Happenings**
Local goings on related to or of interest to rental property owners and managers



Complete a Membership Application Today!

Online: www.sbrpa.org
By Phone: 805-687-7007



SANTA BARBARA RENTAL PROPERTY
ASSOCIATION PRESENTS...

NORTH COUNTY RENTAL LAW UPDATE

with Betty Jeppesen & Jim Cole

Registration Includes:

Complimentary
Beer, Wine, Soft
Drinks &
Appetizers

\$30 Members
\$60 Non-Members