

County of Santa Barbara's Ordinance Chapter 44
Residential Property-Landlords and Tenants Rights and Duties
Summary

- Purpose – to mitigate the financial hardships faced by displaced resident households.
- Triggers for benefits for any unit:
 - Repairs required to bring unit into Health & Safety Code Compliance (red tag/yellow tag)
- Triggers for benefits when there is relocation of the greater of two rental units or ten percent of all rental units in a building of with 4+ rental units in a ninety day period:
 - Demolition of any unit on lot
 - Substantial alteration or rehabilitation of any structure on lot that requires a permit
 - Change in land use from residential to non-residential
- Relocation Benefits
 - Equal to 3 months of fair market rent, as determined by Department of Housing and Urban Development or \$7,000, whichever is greater
 - Can provide alternative housing
- Exceptions
 - Tenant is offered right to return (still eligible to benefits for period required to vacate unit)
 - Replacement rental unit of comparable size and appurtenances and within a 5 mile radius of original unit
 - Tenant or tenant's guests caused or substantially contributed to condition giving rise to order to vacate
 - Unit becomes unsafe due to natural disaster
 - Building official fails to provide for an appeals process
 - Unit is operated as an emergency or temporary homeless shelter
 - Household is in default in payment of rent