

# SCRHA Secures End Date for Termination Moratorium

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## in Legislative Updates

After almost 5 hours of public testimony, the San Diego City Council voted to approve an ordinance to restrict the ability of housing providers to terminate tenancy for no fault causes. This specifically impacts termination of tenancy for substantial remodel, owner/family member move in, and when selling a property.

Thank you to each and every owner, manager, supplier and supporter of rental housing who called into the hearing, submitted eComment, and sent emails to the Council and Mayor. While we did not stop the ordinance's approval, know that we made the decision difficult for Councilmembers and raised numerous valid concerns.

**The Good News:** The ordinance did not pass as an emergency item, meaning it has to come back for a second reading and will go into effect 30 days after final approval. **More importantly, your voice was heard and the ordinance was amended to include an end date.** It was amended to sunset on September 30, 2022 or 60 days after the end of the local emergency, whichever is sooner.

**The Bad News:** The ordinance is still likely to receive final approval and pose unintended consequences. Additionally, some of the language is still vague and confusing. SCRHA will continue to evaluate the ordinance and is prepared to challenge it again at the second reading.

## Brief Overview:

- No termination of tenancy for a substantial remodel unless mandated by government or court order.
- Owners who wish to move into their homes or move in family members will have to serve a 90-day notice to terminate tenancy. Immediate family member is limited to parent, child, grandparent, and grandchild.
- Property owners who wish to terminate tenancy in order to withdraw units from the rental market, this includes selling a home, must provide 6-months notice.

**Stay tuned for updates in future SCRHA communications!**