



## Just Cause Eviction

For more information, please contact:

Nicole Upano  
 Director, Public Policy  
[nupano@naahq.org](mailto:nupano@naahq.org)  
 703-797-0646

State	Locality	Code Citation	Notes	Rent Control
California		(None)	The Costa Hawkins Housing Act generally exempts single family homes and new construction from local rent control ordinances. These ordinances sometimes include the jurisdiction's just cause eviction requirements.	
	Berkeley	Berkeley Municipal Code § 13.76.130	Of note, units rented to voucher holders under Section 8 program, duplexes and new construction exempted. See § 13.76.050 for full list.	X
	Beverly Hills	Beverly Hills Municipal Code § 4-5-501 to 4-5-513	It is unlawful for a landlord to bring an action to recover the possession of an apartment unit except upon a ground specified in §§ 502 to 513. Of note, single family homes, new construction exempted (dwelling units located in a structure completed after September 20, 1978). See § 4-5-102 for full list.	X
	East Palo Alto	East Palo Alto Municipal Code § 14.04.160	Applies to all single family and multi family dwellings. See § 14.04.050 for full list of exemptions.	X
	Emeryville	Emeryville Municipal Code § 5.40.03	For full list of exemptions, see § 5-40.02.	X
	Glendale	Glendale Municipal Code § 9.30.030	Of note, units rented to voucher holders under Section 8 program and duplexes exempted. A rental unit may become exempted from JCE requirements if landlord and tenant agree to a minimum 1 year lease term. See § 9.30.032 for full list of requirements.	(None)

California	Hayward	<a href="#">Hayward Residential Rent Stabilization Ordinance, Section 19</a>	Applies to properties with 5 or more units. Of note, single family homes, units rented to voucher holders under Section 8 program and dwelling units in structures with a certificate of occupancy first issued after July 1, 1979 are exempted. See Section 2(l) for full list of exemptions. According City Attorney Residential Rent Stabilization Ordinance FAQ, any unit that has been decontrolled pursuant to the Ordinance's Vacancy Decontrol procedures nonetheless remains subject to the Ordinance's Eviction for Cause provisions.	X
	Los Angeles	Los Angeles Municipal Code ch. XV art. 1 § 151.09	Applies to rental properties that were first built on or before October 1, 1978 as well as replacement units under LAMC § 151.28. See § 151.02, definition of "rental units" or Los Angeles Housing and Community Investment Dept website for full list of exemptions: <a href="https://hcidla.lacity.org/RSO-Overview">https://hcidla.lacity.org/RSO-Overview</a>	X
	Maywood	Maywood Municipal Code § 8.17.030	Applies to all rental housing with few limited exceptions. See § 8.17.020 definition of "rental unit".	(None)
	Mountain View	Mountain View City Code Part I, Art. XVII, § 1705	Applies to all rental housing unless specified under § 1703 and 1704. Of note, "rental units with first certificate of occupancy after the effective date of this Article," single family homes, companion units and duplexes are exempt.	X
	Oakland	Oakland Municipal Code § 8.22.360	Of note, owner-occupied properties of 3 or fewer units and new construction are exempt. For full list of exemptions, see § 8.22.350. Ballot measure could overturn duplex and triplex exemption: <a href="https://www.nbcbayarea.com/investigations/In-2am-Vote-Oakland-City-Council-Unanimously-Approves-Ballot-Measure-to-Expand-Eviction-Protections-489181701.html">https://www.nbcbayarea.com/investigations/In-2am-Vote-Oakland-City-Council-Unanimously-Approves-Ballot-Measure-to-Expand-Eviction-Protections-489181701.html</a>	X
	Palm Springs	Palm Springs Municipal Code §4.08.060(j)(2)	Of note, units built after April 1979, units owned or subsidized by a governmental agency and owner-occupied buildings consisting of four units or less are exempt. <a href="http://www.palmspringsca.gov/government/departments/community-economic-development-department/rent-control">http://www.palmspringsca.gov/government/departments/community-economic-development-department/rent-control</a>	X

California	Richmond	Richmond Municipal Code § 11.100.050	The vast majority of multi-unit rental properties (including duplexes) constructed before 1995 in the City of Richmond are subject to the Richmond Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance. For full list of exemptions, see § 11.100.030 (d).	X
	San Diego	San Diego Municipal Code § 98.0730	Applies to residential tenancies of more than two years in duration.	(None)
	San Francisco	San Francisco Admin. Code §§ 37.9, 37.9B, 37.9D	Applies to all rent controlled units; also see <a href="https://sfrb.org/topic-no-201-overview-just-cause-evictions">https://sfrb.org/topic-no-201-overview-just-cause-evictions</a> . See § 37.2 for full list of exemptions ; also see <a href="https://sfrb.org/topic-no-017-overview-covered-and-exempt-units">https://sfrb.org/topic-no-017-overview-covered-and-exempt-units</a> .	X
	San Jose	San Jose Municipal Code § 17.23.1250	Applies to properties with 3 or more units; also see § 17.23.1230 or <a href="http://www.sanjoseca.gov/DocumentCenter/View/70490">http://www.sanjoseca.gov/DocumentCenter/View/70490</a>	X
	Santa Monica	Santa Monica Municipal Code §§ 2304 (for non rent controlled units), 1806 (for rent controlled units)	For non rent controlled units, see § 2303 for full list of exemptions. For rent controlled units, see § 1801 (c) for full list of exemptions. According to Santa Monica Rent Control Charter Amendments § 9006 (entitled "Exemption for Three Unit or Less Owner-Occupancy Required in Order to Evict For Reasons Other Than Those Listed in §1806"), a landlord may not evict a tenant for reasons other than those set forth in §1806 of the Charter Amendment unless the landlord has applied for and received an exemption for owner-occupancy by the Board. All Santa Monica rent control regulations can be found here: <a href="https://www.smgov.net/Overview.aspx">https://www.smgov.net/Overview.aspx</a>	X
	Union City	Union City Municipal Code § 5.50.040	Applies to all rental housing. See 5.50.030 for full list of exemptions.	(None)
	West Hollywood	West Hollywood Municipal Code § 17.52.010	Applies to all rental housing. <a href="https://www.weho.org/city-government/rent-stabilization-housing/rent-stabilization/evictions-and-relocations">https://www.weho.org/city-government/rent-stabilization-housing/rent-stabilization/evictions-and-relocations</a>	X
	Connecticut	Conn. Gen. Stat. § 47a-23c	Applies to any tenant who resides in a building or complex consisting of five or more separate dwelling units or who resides in a mobile manufactured home park and who is either 62 years old or over or is disabled.	(None)
District of Columbia		D.C. Code § 42-3505.01	Applies to all rental housing	X

Massachusetts		ALM GL ch. 186A, §§ 1, 2	Applicable only to tenants residing in foreclosure properties.	
New Hampshire		N.H. Rev. Stat. Ann. § 540:2 (II)	In New Hampshire, good cause is required to evict tenants from restricted properties. "Nonrestricted property" defined as single-family houses, if the owner of such a house does not own more than 3 single-family houses at any one time; rental units in an owner-occupied building containing a total of 4 dwelling units or fewer; and single-family houses acquired by banks or other mortgagees through foreclosure.	(None)
New Jersey		N.J. Rev. Stat. § 2A:18-61.1	Applies to all rental housing. This law may not apply to two or three unit owner-occupied premises with two (2) or fewer rental units.	X (Over 100 jurisdictions)
New York		(None)		
	New York City	9 N.Y.C.R.R. § 2204.1	Applies to all rent stabilized units	X
Rhode Island		R.I. Gen. Laws § 34-18-38.2	Applicable only to tenants residing in foreclosure properties.	
Washington		(None)		
	Seattle, WA	Seattle Code § 22.206.160(c)	Applies to all rental housing	(None)

Updated July 2018