RN1521821 **AP 20**

**INTRODUCED BY SENIOR ASSEMBLY MEMBER BLOCH**

Legislative Counsel’s Digest

AP 20: TENANCY: EXTENDED NOTICE PERIOD.

UNDER EXISTING LAW, A LANDLORD MAY TERMINATE WITHOUT REASON A LEASE THAT DOES NOT HAVE A SPECIFIED TERM BY PROVIDING EITHER 30 OR 60 DAYS’ NOTICE, DEPENDING ON THE LENGTH OF THE TENANCY AND CERTAIN OTHER CIRCUMSTANCES. IF THE TENANT DOES NOT VACATE THE PREMISES BY THE END OF THE NOTICE PERIOD, THE LANDLORD MAY FILE AN UNLAWFUL DETAINER ACTION TO EVICT THE TENANT.

THIS MEASURE WOULD MEMORIALIZE THE LEGISLATURE AND THE GOVERNOR TO ENACT LEGISLATION THAT WOULD ALLOW SENIORS AND INDIVIDUALS WITH DISABILITIES THE OPTION TO EXTEND THE NOTICE PERIOD UP TO 6 MONTHS IN ORDER TO RELOCATE, PROVIDED THAT THESE PERSONS CONTINUE TO PAY RENT UNTIL THEY VACATE THE PROPERTY AND FOREGO CHALLENGING THE TERMINATION NOTICE IN COURT. THE EXTENDED 6-MONTH NOTICE PERIOD WOULD NOT BE AVAILABLE TO INDIVIDUALS LIVING IN PUBLIC HOUSING.

VOTE: MAJORITY.

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WHEREAS, STATE LAW PERMITS A LANDLORD TO TERMINATE WITHOUT REASON A LEASE THAT DOES NOT HAVE A SPECIFIED TERM BY PROVIDING EITHER 30 DAYS’ OR 60 DAYS’ WRITTEN NOTICE AND TO FILE AN UNLAWFUL DETAINER ACTION TO EVICT THE TENANT AFTER THE NOTICE PERIOD HAS LAPSED; AND

WHEREAS, RENTS IN URBAN AND SUBURBAN AREAS ARE INCREASING, FORCING SENIORS AND INDIVIDUALS WITH DISABILITIES TO RELOCATE OR FACE EVICTION; AND

WHEREAS, AN EVICTION PROCEEDING CAN MAKE IT MORE DIFFICULT FOR SENIORS AND INDIVIDUALS WITH DISABILITIES TO FIND REPLACEMENT HOUSING; AND

WHEREAS, SENIORS AND INDIVIDUALS WITH DISABILITIES NEED ADDITIONAL TIME TO FIND AFFORDABLE HOUSING WHEN MARKETS ARE TIGHT; NOW, THEREFORE, BE IT

RESOLVED, BY THE SENIOR ASSEMBLY AND THE SENIOR SENATE, JOINTLY, THAT THE SENIOR LEGISLATURE OF THE STATE OF CALIFORNIA AT ITS 2015 REGULAR SESSION, A MAJORITY OF THE MEMBERS VOTING THEREFOR, HEREBY PROPOSES THAT SENIORS AND INDIVIDUALS WITH DISABILITIES SHOULD HAVE THE OPTION TO EXTEND THE NOTICE PERIOD TO UP TO SIX MONTHS IN ORDER TO RELOCATE; AND BE IT FURTHER

RESOLVED, THAT SENIORS AND INDIVIDUALS WITH DISABILITIES WHO CHOOSE TO UTILIZE THE EXTENDED SIX-MONTH NOTICE PERIOD WOULD BE OBLIGATED TO CONTINUE PAYING RENT FOR THE DURATION OF THEIR TENANCY AND FOREGO CHALLENGING THE TERMINATION NOTICE IN COURT; AND BE IT FURTHER

RESOLVED, THAT THE OPTION FOR AN EXTENDED SIX-MONTH NOTICE PERIOD WOULD NOT BE AVAILABLE TO INDIVIDUALS LIVING IN PUBLIC HOUSING; AND BE IT FURTHER

RESOLVED, THAT THE SENIOR LEGISLATURE OF THE STATE OF CALIFORNIA RESPECTFULLY MEMORIALIZES THE LEGISLATURE AND THE GOVERNOR OF THE STATE OF CALIFORNIA TO ENACT APPROPRIATE LEGISLATION THAT WOULD ADDRESS THE CONCERNS SET FORTH IN THIS MEASURE; AND BE IT FURTHER

RESOLVED, THAT A COPY OF THIS MEASURE BE TRANSMITTED TO THE SPEAKER OF THE ASSEMBLY, THE PRESIDENT PRO TEMPORE OF THE SENATE, AND THE GOVERNOR OF THE STATE OF CALIFORNIA.