

ORDINANCE NUMBER 1469

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ESTABLISHING ADDITIONAL JUST-CAUSE EVICTION PROTECTIONS CONSISTENT WITH AND SUPPLEMENTAL TO THE CALIFORNIA TENANT PROTECTION ACT

WHEREAS, the California Tenant Protection Act of 2019 (hereafter, the “TPA”), codified at California Civil Code sections 1946.2 and 1947.12, establishes statewide standards for rent stability and just cause eviction protections to promote housing security for residential tenants; and

WHEREAS, the City Council recognizes the significant public interest in preventing the displacement of tenants, promoting housing stability, and preserving the diversity and character of its neighborhoods; and

WHEREAS, the City of Perris experienced rising housing costs and limited availability of affordable rental units, creating a heightened risk of displacement for low- and moderate-income residents; and

WHEREAS, the City Council finds that eviction without sufficient cause or procedural fairness contributes to housing instability, increases the risk of homelessness, and undermines the City’s goals of maintaining safe, healthy, and equitable neighborhoods; and

WHEREAS, pursuant to Civil Code section 1946.2(i), the City Council seeks to expand upon the TPA by establishing local requirements that provide more protection, enhanced notice provisions, and more robust definitions of just cause termination of tenancy; and

WHEREAS, the City Council desires to ensure that residential tenants within Perris are protected from arbitrary or retaliatory displacement; and

WHEREAS, the adoption of local just-cause protections is consistent with the City’s General Plan Housing Element goals to promote affordable and accessible housing;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Recitals Incorporated. The foregoing Recitals are incorporated herein by reference as if set forth in full.

Section 2. Tenant Protections. A new Title, Title 21, is added to the Perris Municipal Code to read, in its entirety, as follows:

“CHAPTER 1: GENERAL PROVISIONS

Section 21.01.010 Title

This Title shall be known as “City of Perris Tenant Protection Code”, hereafter referred to as the “Tenant Code” or “Code.”

Section 21.01.020 Purpose and Applicability

(1) The City Council finds that the safety, stability, and quality of life of renters in the city is necessary for the preservation of public health, safety, and welfare.

(2) The City Council seeks to add protections beyond those currently in the California Tenant Protection Act of 2019, amended and codified in California Civil Code sections 1946.2 and 1947.12, hereafter referred to as the “TPA.” Consistent with the TPA, and except where this Title expressly provides additional or more protective requirements, nothing herein is intended to supplant, invalidate, or otherwise limit the application of California Civil Code section 1946.2, which shall continue to apply to all covered tenancies.

(3) This Title establishes policies that increase the safety, stability, and quality of life for a substantial number of residents in the city who are tenants and provides those tenants additional protections and remedies to apply as appropriate in their personal claims with landlords.

(4) This Title applies to the rental of residential real property, including mobilehome units, persons engaged in the business of renting residential real property, and persons renting residential real property units within the boundaries of the City. It does not apply to owners of mobilehomes who rent spaces in a mobilehome park as defined by Civil Code section 798.4. This Title further applies to any policy or program that so references this Title, or any section or chapter therein.

Section 21.01.030 Authority

The authority for the regulations contained within this Code are pursuant to the provisions of the TPA, as amended (Civil Code sections 1946.2 and 1947.12) and other applicable state and local requirements. Said provisions authorize local ordinances that are “more protective” of State laws, consistent with the police power granted to municipalities by the laws of the State, for the purpose of promoting public health, safety, and welfare.

CHAPTER 2: JUST CAUSE REQUIREMENTS

Section 21.02.010 At Fault Just Cause

The “at fault just cause” termination of tenancy defined in Civil Code section 1946.2(b)(1)(F), relating to criminal activity and threat, is replaced and modified as follows:

Criminal activity by the tenant on the residential real property, including any common areas, or any criminal activity or criminal threat, as defined in subdivision (a) of Section 422 of the Penal Code, on or off the residential real property, that is documented by a police report and directed at any owner or agent of the owner of the residential real property.

Section 21.02.020 Tenant Assistance for No Fault Just Cause

In the case of a “no fault just cause” termination of tenancy, Civil Code 1946.2(d), relating to owner obligations to assist tenants, is replaced and modified as follows:

(d)(1) For a tenancy for which just cause is required to terminate the tenancy under subdivision (a), if an owner of residential real property issues a termination notice based on a no-fault just cause described in paragraph (2) of subdivision (b), the owner shall, regardless of the tenant's income, at the owner's option, do one of the following:

(A) Assist the tenant to relocate by providing a direct payment to the tenant as described in paragraph (3).

(B) Waive in writing the payment of rent for the final one month of the tenancy, prior to the rent becoming due, and additionally provide the equivalent of one month rent in relocation assistance, calculated at the amount of rent in effect when the owner issued the notice to terminate the tenancy.

(2) If an owner issues a notice to terminate a tenancy for no-fault just cause, the owner shall notify the tenant in the written termination notice of the tenant's right to relocation assistance or rent waiver pursuant to this section. If the owner elects to waive the rent for the final month of the tenancy as provided in subparagraph (B) of paragraph (1), the notice shall state the amount of rent waived and that no rent is due for the final month of the tenancy.

(3)(A) The amount of relocation assistance or rent waiver shall be equal to two months of the tenant's rent that was in effect when the owner issued the notice to terminate the tenancy. Any relocation assistance shall be provided within 15 calendar days of service of the notice.

(B) If a tenant fails to vacate after the expiration of the notice to terminate the tenancy, the actual amount of any relocation assistance or rent waiver provided pursuant to this section shall be recoverable as damages in an action to recover possession.

(C) The relocation assistance or rent waiver required by this section shall be credited against any other relocation assistance required by any other law.

Section 21.02.030 Translation of Just Cause Notice

Consistent with California Civil Code section 1632, referencing the lease of residential real property, any notice terminating a tenancy for just cause must also include a complete and accurate translation of that notice in the same language used in negotiating the lease terms and conditions. Failure to provide the required translation renders the termination notice legally defective and void.”

Section 3. Severability. If any subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or otherwise unenforceable, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declare that they would have passed

each subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional or otherwise unenforceable.

Section 4. Effective Date. This Ordinance shall take effect 30 days after its adoption.

Section 5. Certification. The City Clerk shall certify as to the passage and adoption of this Ordinance and shall cause the same to be posted at the designated locations in the City of Perris.

ADOPTED, SIGNED and APPROVED this 13th day of January, 2026.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF PERRIS)

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Ordinance Number 1469 was duly introduced by the City Council of the City of Perris at a regular meeting of said Council held on the 9th day of December, 2025 and was duly adopted by the City Council of the City of Perris at a regular meeting of said Council held on the 13th day of January, 2026 and that it was so adopted by the following vote:

AYES: VALLEJO, NAVA, CORONA, RABB, VARGAS
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

City Clerk, Nancy Salazar