



## Recommendation for Action

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**File #:** 22-2658, **Agenda Item #:** 57.

9/1/2022

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### **Posting Language**

Approve an ordinance amending City Code Chapter 4-14 related to evictions and tenant organizing; and creating an offense and penalty.

### **Lead Department**

Office of Civil Rights.

### **Fiscal Note**

This item has no fiscal impact..

### **Prior Council Action:**

February 3, 2022 - Resolution No. 20220203-039 and Resolution No. 20220203-040 were each approved as amended on an 11-0 vote.

### **For More Information:**

Tamela Saldaña, Acting Director; Office of Civil Rights, 512-978-1534; Patricia Link, Division Chief, Law Department, 512-974-2173.

### **Additional Backup Information:**

If approved, this ordinance will require a landlord to provide a notice of proposed eviction prior to issuing a notice to vacate. This ordinance will codify the notice of proposed eviction requirement adopted during the COVID-19 pandemic. However, some of the requirements in the proposed ordinance are different from the requirements adopted during the pandemic.

A landlord who may evict a residential tenant for rent or non-rent related reasons will be required to provide a notice of proposed eviction. The number of days between a notice of proposed eviction and a notice to vacate will be 21 days (or 14 days if the tenant fails to contact the landlord). This timeframe is similar to those found in other jurisdictions. If a landlord issues a notice to vacate but fails to provide a notice of proposed eviction or otherwise fails to follow this regulation, the notice to vacate is not valid.

If approved, this ordinance will establish a tenant's right to participate in a tenant organization. It does not require a tenant to participate in a tenant organization. The ordinance will also prohibit a landlord from retaliating against a tenant who establishes or participates in a tenant organization.

### **Strategic Outcome(s):**

Government that Works for All.