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AB-2925 Tenancy: eviction: good cause. (2017-2018)

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AMENDED IN ASSEMBLY MARCH 22, 2018

CALIFORNIA LEGISLATURE— 2017-2018 REGULAR SESSION

ASSEMBLY BILL

No. 2925

**Introduced by Assembly Member Bonta
(Coauthors: Assembly Members Bloom and Chiu)
(Coauthor: Senator Skinner)**

February 16, 2018

An act *to add Section 1946.2 to the Civil Code*, relating to tenancy.

LEGISLATIVE COUNSEL'S DIGEST

AB 2925, as amended, Bonta. ~~Just cause eviction.~~ *Tenancy: eviction: good cause.*

Existing law *governs the hiring of residential dwelling units and establishes provisions for the renewal or termination of a hiring of residential real property for an unspecified term. Existing law requires that an owner of a residential dwelling generally give at least 60 days' notice prior to termination or, in the case of a tenant or resident that has resided in the dwelling for less than one year or if certain other conditions apply, 30 days' notice prior to termination. Existing law* provides that a tenant of real property is guilty of unlawful detainer in certain circumstances.

~~This bill would declare the intent of the Legislature to enact legislation relating to just cause evictions of residential tenants.~~

This bill would prohibit a landlord from terminating a tenancy except upon good cause, as set forth with particularity in the notice. The bill would state that its provisions are in addition to, and do not supersede or preempt, any other state or local law requiring the showing of good cause prior to the termination of a tenancy.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. *Section 1946.2 is added to the Civil Code, to read:*

1946.2. *A landlord shall not issue a notice to terminate a tenancy pursuant to Section 1946 or 1946.1 except upon good cause, as set forth with particularity in the notice. This section is in addition to, and does not supersede or preempt, any other state or local law requiring the showing of good cause prior to the termination of a tenancy.*

~~SECTION 1. It is the intent of the Legislature to enact legislation relating to just cause evictions of residential tenants.~~