

## Measure RR—Frequently Asked Questions

Passed by a nearly two to one majority of Santa Monica voters in the November 2010 election, Measure RR amends the City Charter generally, and the Rent Control Law specifically, to strengthen tenant protections city wide.

### What does Measure RR do?

It extends tenants protection against eviction in three major ways:

- It extends “just cause” eviction protections to all tenants in multi-unit apartment buildings. “Just cause” means that a tenancy can be terminated only for a limited number of reasons, including fault-based reasons like failing to pay rent or violating the lease, or no-fault reasons like owner occupancy or removing the building from the rental market.
- It requires landlords to give tenants written notice specifying a reasonable time within which to correct an alleged lease violation, nuisance activity, or denial of lawful access before beginning an eviction based on that alleged lease violation.
- It limits owners’ ability to evict for owner occupancy by forbidding such evictions of tenants who are terminally ill or who have lived in their apartment for at least five years and who are disabled or at least 62 years old. There is an exception, however, if the proposed owner occupant is also at least 62, disabled, or terminally ill.

### What do the terms “disabled” and “terminally ill” mean for purposes of Measure RR?

As used in Measure RR, “disabled” means “a person who is receiving benefits from a federal, state, or local government, or from a private entity, on account of a permanent disability that prevents the person from engaging in regular, full-time employment.” “Terminally ill” means a person who “is certified as being terminally ill” by his or her treating physician.

### What is a “reasonable time” to correct a lease violation? Is this the same as a three-day notice?

No, it’s not the same as a three-day notice. A 3-day notice is the start of the eviction process, and Measure RR requires landlords to give tenants, by written notice, a reasonable opportunity to correct an alleged lease violation *before* a 3-day notice is served. How much time is reasonable will depend on the nature of the alleged violation.

## **What does the landlord have to do in order to give the tenant a reasonable time to correct an alleged lease violation?**

The landlord must give the tenant written notice specifying exactly what the alleged violation is and the time by which it must be corrected. The notice must also inform the tenant that a failure to correct the alleged violation may result in the initiation of eviction proceedings.

## **Didn't Santa Monica law already provide just-cause eviction protections before Measure RR?**

Yes, but only for rent-controlled tenancies. Measure RR extends these protections even to tenancies in multi-unit apartment buildings that are permanently exempt from the Rent Control Law, as well as 2- and 3-unit owner-occupied properties that are exempt during the period of owner occupancy and "new construction," defined as units built after 1979.

## **Does Measure RR apply to every tenancy in the city?**

No, there are some limited exemptions. Measure RR does not apply to single-family homes (including condominiums); units in hotels or boarding houses rented primarily to guests for a period shorter than two weeks; rental units in hospitals, convents, monasteries, extended medical care facilities, non-profit homes for seniors, or dormitories owned and operated by a college or university; government owned, managed, or subsidized units, if government regulations exempt the units from rent control; and units used for non-profit provision of child care or other residential services in accordance with applicable laws, but only for as long as the non-profit use continues.

## **What should I do if I believe that my landlord is trying to evict me illegally?**

Because the eviction process is designed to be very quick, you should immediately seek the advice of a lawyer, who can advise you how best to assert your rights under the law. A claim that the owner failed to comply with Measure RR is a defense in an eviction, but the City cannot represent private parties in litigation or offer individual legal advice. This means that the city cannot defend you in an eviction, even if the eviction violates local law.

## **When did the law go into effect?**

The law was chaptered by the California Secretary of State on December 17, 2010 and went into effect on that date.