



City of Salinas CDD - Housing Division
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CITY OF SALINAS
NOTICE TO TENANTS ABOUT RENT STABILIZATION, JUST CAUSE EVICTION
AND TENANT PROTECTION, AND ANTI-HARASSMENT ORDINANCES
ACKNOWLEDGMENT OF RECEIPT

The City of Salinas has adopted Rent Stabilization, Just Cause Eviction and Tenant Protection, and Anti-Harassment Ordinances to safeguard tenants' rights. Salinas law limits the amount your Rent can be increased. See Article IIA of Chapter 17 of the Salinas Municipal Code section for more information. Salinas law also provides that a Landlord shall provide a statement of cause in any notice to terminate a tenancy. In addition, Tenants evicted on a no-fault basis have the right to return at the same rent, and the right to relocation payments. See Salinas Municipal Code section 17-02.54(b) for more information.

Rent Stabilization Ordinance (RSO) *(Applicable to some but not all rental units.)*

- **Limits on Rent Increases:** Landlords may increase rents by up to 2.75% annually, or 75% of the change in the Consumer Price Index (CPI), whichever is lower. This limitation applies to all rent increases occurring on or after December 31, 2023.
- **Rent Reduction Petition:** Tenants have the right to request a review of a rent increase to ensure it follows the Rent Stabilization Ordinance by submitting a petition to the City of Salinas for a Rent Reduction. A reduction in Housing Services, or failure to maintain a habitable premises may constitute a rent increase that is in violation of the Rent Stabilization Ordinance for which a tenant may submit a rent reduction petition. A landlord will have the right to respond to any Rent Reduction Petition filed by the tenant.
- **Fair Return Petition:** A landlord may petition for a rent increase to obtain a fair and reasonable return on their property. The tenant has the right to respond to any Fair Return Petition filed by the landlord. *Note: The Landlord will be responsible for any cost associated with the review of the fair return petition.*

Just Cause Eviction and Tenant Protection

- **Eviction Protections:** Just Cause for eviction is required. Just Cause may be found to exist if a Tenant fails to pay rent, breaches a term(s) of the Rental Agreement, permits a nuisance to exist within the Rental Unit, engages in criminal activity on the rental property, or fails to give the Landlord access to the Rental Unit. Written notice specifying the cause for the eviction is mandatory.
- **Relocation Assistance for “No-Fault” Just Cause:** Tenants are entitled to prior notice and may be entitled to relocation assistance by direct payment to the tenant in an amount equal to three months of rent if displaced due to a No-Fault eviction.
- **“Right To Return”:** Tenants evicted on a No-Fault basis have the right to return at the same rent, and the right to relocation payments.

Anti-Harassment Ordinance

- **Harassment Prohibited:** Landlords, property managers, and their representatives and/or employees are prohibited from engaging in certain acts or omissions. When such acts or omissions are committed in bad faith, such acts or omissions constitute harassment in violation of the ordinance. Landlords that violate this ordinance may be liable for damages.
- **Protection Against Retaliation:** Tenants are protected under the ordinance from retaliation for reporting violations, organizing tenant advocacy efforts, and participating in legal proceedings.

Residential Rental Registration Requirement:

- All residential rental properties must be registered with the City of Salinas. Property owners must report and update information regarding residential rental properties, including maximum lawful rent and actual rent charged.

The full ordinances are available on the City of Salinas website at Rental Registration - [Rental Registration & Rent Stabilization - City of Salinas](#)

The landlord must inform tenants about the above ordinances and indicate which provisions apply to their unit by checking the appropriate boxes below:

- ☐ The unit is covered under Rent Stabilization. Rent increases are limited and subject to review.
- ☐ The unit is subject to Just Cause Eviction and Tenant Protection provisions.
- ☐ The unit is covered under the Anti-Harassment Ordinance.
- ☐ The unit is Registered with the Rental Registration Program.

ACKNOWLEDGMENT OF RECEIPT

I, _____ (*Name of landlord or Representative*) declare under penalty of perjury under the laws of the State of California that the above statements are true and correct and that I have provided a copy of ☐ the ordinances or ☐ a summary of the ordinances prepared by the City of Salinas to the tenant(s):

Landlord/Representative Signature: _____ Date: _____

We, _____ (*Name of tenant/s*) declare under penalty of perjury under the laws of the State of California that we have received a copy of ☐ the ordinances or ☐ a summary of the ordinances prepared by the City of Salinas.

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____