



**DATE:** March 22, 2016

**CATEGORY:** Consent

**DEPT.:** Community Development/  
City Attorney's Office

**TITLE:** **Adopt an Ordinance Amending  
Article I of Chapter 43 of the  
Mountain View City Code Related to  
the Right-to-Lease Ordinance  
(Second Reading)**

### **RECOMMENDATION**

Adopt an Ordinance Amending Article I of Chapter 43 of the Mountain View City Code Related to the Right-to-Lease Ordinance. (First reading: 6-1; Inks no)

### **SUMMARY**

Council adopted the ordinance (also referred to as the "Right-to-Lease Ordinance") on December 8, 2015, and it became effective on January 7, 2016. The ordinance requires landlords to provide current and prospective tenants in a rental unit (a dwelling unit existing in a single structure in which three or more dwelling units are used as rental housing) with the option of a written lease with minimum terms of six months and one year. The landlord and tenant may also enter a lease with a mutually agreed-upon term. The ordinance also includes provisions requiring written lease rates to not exceed the rental rate for the same unit for a month-to-month tenancy, a requirement for landlords to notify tenants of the written lease requirements, and penalties for noncompliance. The ordinance does not require a landlord to renew a lease.

Landlords are required to provide tenants with notice of the Right-to-Lease Ordinance, and must do so either by providing written notice to the tenants or electronically if the application and rental agreement are processed electronically. Single-family dwellings, condominiums, duplexes, and corporate housing are not covered by the ordinance.

On March 15, 2016 staff recommended several amendments to the ordinance for clarification purposes. The proposed amendments respond to questions which arose during the implementation of the ordinance. Specifically, the ordinance requires landlords to offer tenants a written lease with a minimum of two option terms: six months and one year. The proposed amendment now clearly states this requirement. In addition, language in the ordinance was clarified regarding the requirements that

these two options be offered each time a lease is proposed. If adopted, the ordinance will go into effect 30 days after adoption on April 22, 2016.

**FISCAL IMPACT**

The ordinance would not require General Fund support, although staff responds to inquiries and prepares notice templates for landlords.

**PUBLIC NOTICING**

Agenda posting. The ordinance was published at least two days prior to adoption in accordance with City Charter Section 522.

Prepared by:

Jannie L. Quinn  
City Attorney

Linda Lauzze  
Administrative and Neighborhood  
Services Manager

Approved by:

Randal Tsuda  
Community Development Director

Daniel H. Rich  
City Manager

JLQ-LL/KC/3/CAM  
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Attachment: 1. Ordinance