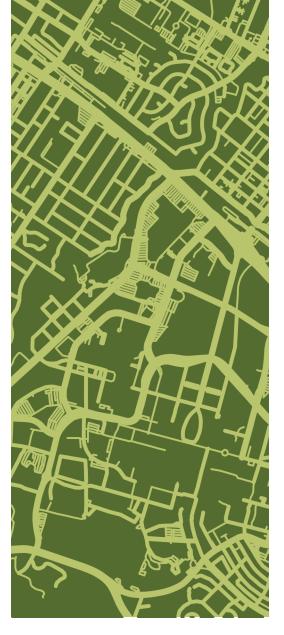


City Council Direction

- Establish a local limit to the amount of a security deposit charged for unfurnished rental units to
 - 1.5x the monthly rent
- Extend just cause eviction protections to
 - Rental units that received a Building
 Department certificate of occupancy within
 the past 15 years



Ordinance Purpose

- Expensive rental market and a high percentage of cost burdened renters in Palo Alto
- Security deposit limit could reduce potential total move in costs on unfurnished units
- Extending just cause eviction protections locally creates rental market transparency, reduces likelihood of evictions, reduces financial impacts for no-fault evictions

Ordinance Overview

- Amendments to the existing PAMC Chapter 9.68, Rental Housing Stabilization, include:
 - Addition of new just cause eviction protection section
 - Addition of a new security deposit limit section
 - Other administrative changes:
 - to ensure no loss of existing local and state protections
 - to improve clarity of the topics addressed in the ordinance



Staff Recommendation

 Adopt the attached Ordinance (Attachment A) amending Palo Alto Municipal Code (PAMC) Chapter 9.68 to extend just cause eviction protections and to add a security deposit limit for unfurnished rental units in Palo Alto.





