



Just Cause Eviction Protections for Certain Residential Tenancies in the City of Burbank; Requiring Permits for Demolition/Substantial Remodel and Increasing the Relocation Assistance Payment for No-Fault Notices for Renovation to Three Months' Rent

FACT SHEET

Requirements for Demolition/Substantial Remodel

The Burbank Tenant Protection Urgency Ordinance adopted on September 12, 2023, requires the following for no-fault just cause evictions with the intent to demolish or substantially remodel a property based the AB 1482 definition of substantial remodel noted below:

1. Securing building permits (for a substantial remodel), demolition permits (for a demolition), and/or any required abatement permits;
2. Plan check submittal to the City's Building Division, if required;
Visit the City of Burbank Building Division website for more information on permits, and plan check submittal at <https://www.burbankca.gov/web/community-development/building-safety>.
3. Providing copies of the building, demolition, and/or hazardous material abatement permit(s) to Tenant;
4. Providing Tenant with a written, detailed account of the scope of work, why the work cannot be reasonably accomplished in a safe manner with the tenant in place, and why the work cannot be completed within thirty (30) days.

AB 1482 Substantial Remodel Definition:

Intent to demolish or to substantially remodel the residential real property. For purposes of this subparagraph, "substantially remodel" means the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency, or the abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, state, and local laws, that cannot be reasonably accomplished in a safe manner with the tenant in place and that requires the tenant to vacate the residential real property for at least 30 days. Cosmetic improvements alone, including painting, decorating, and minor repairs, or other work that can be performed safely without having the residential real property vacated, do not qualify as substantial rehabilitation. For complete bill text, visit https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB1482

The notice of termination of a tenancy is void if these requirements are not met. A failure shall be an affirmative defense to an unlawful detainer action in civil court. Tenants should visit the City's website www.burbankca.org for legal resources to provide assistance.



Relocation Assistance for No-Fault Notices Related to Substantial Remodel

No-fault notices to vacate related to substantial remodel given September 12, 2023, and later, fall under the Tenant Protection Urgency Ordinance adopted by City Council on September 12, 2023. If an owner of residential real property issues a termination notice based on a “no-fault just cause” for substantial remodel, the owner shall provide relocation assistance in the amount of three (3) months of the tenant's rent that was in effect when the owner issued the notice to terminate the tenancy.

An owner's failure to comply with this requirement of the Tenant Protection ordinance renders the notice of termination void and such failure shall be an affirmative defense to an unlawful detainer action in civil court. Tenants can visit the City's website www.burbankca.org for legal resources assistance.

City Renter Relocation Program

The Renter Relocation Program provides financial assistance to eligible households who have received a no-fault notice to vacate as of April 1, 2023, and is available to extremely-low to moderate-income households. The program is administered through Home Again L.A. (HALA). Complete program parameters and eligibility requirements can be found on the City's website at <https://www.burbankca.gov/renterrelocation> for this program.

For complete Burbank Tenant Protection Urgency Ordinance text, please visit the City's website www.burbankca.gov/tenantprotections.