



CITY OF SAN PABLO

City of New Directions

SAN PABLO RENTAL REGULATIONS & TENANT PROTECTIONS

Know your rights, responsibilities and resources.

For all San Pablo residents, safe and stable housing is essential to our community's well-being.

Since 2024, the City Council has made tenant protection a top priority—developing programs and policies that support renters and property owners alike.

In 2025, the Council reaffirmed this commitment through its FY 2025-27 Priority Workplan, which includes:

- **Tenant Mediation and Counseling Services**
- **Anti-Harassment Protection Ordinance**
- **Just-Cause Eviction Ordinance (beyond state law)**

These initiatives help ensure equitable access to housing, prevent unfair evictions, and provide education on tenant rights and responsibilities under California law. Community education and outreach remain key to creating a fair rental environment for everyone.

Learn about rental protections, program spotlights and resources inside. Scan the QR code or visit the City's Housing page to stay up to date on San Pablo's rental regulations:

sanpabloca.gov/2739/Housing





BUILDING STRONGER HOUSING STABILITY IN SAN PABLO

Beginning in 2024, the San Pablo City Council has made **tenant and rental protections** a key community priority. Through new policies, programs, and public engagement, the City is working to ensure renters and property owners alike have the knowledge and tools to create safe, fair, and stable housing.

City Council Priority: Rental Protections Policy Commitment

On April 7, 2025, the San Pablo City Council adopted their FY 2025–27 Annual Priority Workplan that made rental protections a key policy goal for the community.

On July 1, 2025, the San Pablo City Council held a policy workshop on rental protections and reaffirmed this key policy commitment after hearing from housing and tenant advocates, property owners, renters and real estate professionals.

FACTS & INFORMATION ON TENANT AND RENTAL PROTECTIONS

Tenant protections are a focused priority of the City of San Pablo



CITY COUNCIL ADOPTED POLICY GOALS (2025–27)

- A Support new and existing homeowners
- B Support and protect existing tenants
- C Improve housing quality & safety
- D Preserve existing affordable housing
- E Produce more housing
- F Prevent & reduce incidence of homelessness
- G Create new affordable housing funding sources

Key initiatives under this priority workplan include:

- **Tenant Mediation & Counseling Services**
 - free or low-cost support to help resolve rental disputes.
- **Anti-Harassment Protection Ordinance**
 - safeguards against landlord or tenant harassment.
- **Just Cause Eviction Ordinance (beyond State law)**
 - limits evictions to legitimate reasons only.

The City Council also determined there is a lack of educational resources available to local renters and tenants who have a basic understanding of rental protections and their rights and responsibilities under State law. Therefore, community education and outreach will be paramount to provide additional facts and information about tenant rights and responsibilities and equitable access to tenant resources under development by the City, and what is permitted under State law in California.

Why this matters:

Many residents aren't aware of their basic rights and responsibilities under State law. The City is bridging this gap with education, multilingual resources, and expanded access to tenant assistance programs.

Learn more at: sanpabloca.gov/2739/Housing



Scan the QR code for the FY 2025–27 City Council Adopted Priority Workplan

City-Adopted & State-Certified Housing Element (May 2024)

In May 2024, the City Council adopted a new city-wide Housing Element to create and facilitate more housing opportunities for our community. This Housing Element was certified by the State of California Housing and Community Development Department (HCD) for meeting all required State regulations. The adopted Housing Element includes **more than 56 housing programs** and provides a comprehensive policy framework for enhancing rental housing regulations.

For more information on the City's adopted Housing Element, please visit: sanpabloca.gov/2804/General-Plan-Housing-Element-Update

Rental Housing Regulations Framework

The Housing Element includes a comprehensive rental housing regulation framework that encompasses the following elements:

- **Awareness of Fair Housing Programs**
- **Relocation Fund**
- **Temporary Housing Fund**
- **Property Owner–Tenant Mediation**
- **Just Cause Eviction Regulations**

PROGRAM SPOTLIGHTS



→ Residential Health & Safety (RH&S) Inspection Program

The City of San Pablo Community Development Department administers a Residential Health & Safety (RH&S) Inspection Program for all local housing units. **This program applies to all for-sale housing units built ten years or older and all rental housing units built three years or older in the City.** The RH&S program protects housing quality through:

- **Systematic inspection** of all single-family and multi-family residential rentals.
- **Inspection upon point of sale** and whenever a property owner refuses a tenant's repair request.
- **Ensuring compliance** with existing building, electrical and plumbing codes; the program helps ensure structures are safe for occupancy, improves and maintains housing stock and eliminates substandard housing.

Local residents with any residential health and safety concerns are encouraged to contact the City.

 (510) 215-3053

 RHS@sanpabloca.gov

In May 2023, the City Council adopted a **Rent Registry Ordinance** requiring property owners to register rental information for residential rental properties with the City. Housing providers must **annually register every rental unit** subject to the ordinance via website, email, mail or fax. Registration and renewals include rental property information, property owner information, rental unit tenancy changes and any other information deemed necessary.

Program Benefits

- Inform and influence future housing and community development policies.
- Identify households at risk of displacement (e.g., rent hikes or evictions).
- Identify and address substandard housing and community health and safety concerns.
- Provide a better prospective rental acquisition landscape in the community.

Program Goals

- Gather data to identify future housing policy, market trends and rental housing supply needs.
- Gather anecdotal data on rental housing assets city-wide.

For more information, visit: sanpabloca.gov/2864/Rent-Registry



RENT STABILIZATION & RENT CONTROL: THE FACTS

Did You Know?

A proposed 2024 local rent-control ballot initiative **did not qualify** for the election, but future measures could return in 2026.

For now, **state rent-control law already applies** to most rental units in San Pablo and provides strong protections for tenants while allowing fair returns for property owners.

Statewide Rent Control (Tenant Protection Act of 2019, AB 1482)

In 2019, California adopted **AB 1482**, establishing statewide rent control and eviction protections for most rental units. This law sets limits on rent increases and requires landlords to provide valid reasons for ending a tenancy. Key provisions include:

JUST-CAUSE EVICTION PROTECTION

After 12 months of tenancy, landlords must have a legitimate reason for eviction, such as:

- Non-payment of rent
- Breach of lease terms
- Owner or immediate family move-in

RENT CAP

- Under State law, annual rent increases **limited to 5% + CPI, not to exceed 10%** total per year.
- In Contra Costa County (including San Pablo), under State law, the **maximum allowable increase is 6.3%** for August 2025 – July 2026.

WHAT PROPERTIES ARE COVERED

- Multi-family units 15 years or older**
- Some single-family homes** owned by corporations or real estate trusts

EXEMPTIONS

- New construction** (< 15 years old)
- Single-family homes or condos owned by individuals** (with proper disclosure)
- Affordable or government-subsidized housing**

HOUSING AND STATE RENT CONTROL ANALYSIS

Types of Housing Exempt From Rent Control

The following types of housing would be exempt from local rent control under current State law:

- **Single-family homes or condos.**
- **Units built after 1995.**
- **Units vacated by tenants** – these can reset to market rates under the Costa-Hawkins Act.
- **Mobile homes, trailers, boats and RVs.**

If locally adopted, **rent control would not apply city-wide.** In fact, only about **1,424 housing units in San Pablo** – roughly **14 % of the City's total housing units** – would benefit.

Housing Stock Distribution (2022 U.S. Census 5-Year Estimates)

San Pablo contains about **10,161 housing units.** According to U.S. Census Bureau estimates, roughly **1,004 units (13.2 %)** were built in 2000 or later, **836 units (8.2 %)** were built between 1990 and 1999, and **7,985 units (78.7 %)** were built 1990 or before. Multi-family dwelling units account for about **4,055 units (39.9 %)** of the housing stock, while mobile homes account for **405 units (4.0 %).** Boats, recreational vehicles and similar units comprise about **0.5 %** of the total housing stock.

Only about **±1,424 housing units** would qualify for local rent control under current State law – roughly **14 %** of the City's total housing units.

Within this small subset of the housing stock, roughly **±420 multi-family units** built between 1990 and 1999 would fall under rent control, while about **±1,424 multi-family units** built in **1990 or before** would be eligible.

These figures underscore that the total number of units subject to rent control is limited by State-law exemptions for single-family homes, new construction and other excluded property types, as highlighted in the City's cost-benefit analysis.

Fiscal Impact & Policy Analysis

In July 2024, the City commissioned an independent third-party analysis (RSG Report, July 2024) to evaluate the impacts of a local rent-control program. The study compared San Pablo with nearby cities such as Alameda, Berkeley, Hayward, Richmond and East Palo Alto. Key findings include:

- **Supports existing housing policies:** rent stabilization would advance goals related to housing affordability and stability.
- **Does not create new affordable housing:** rent stabilization does not contribute toward meeting the City's Regional Housing Needs Allocation (RHNA) production goals by 2031.
- **Potential to discourage investment:** limiting rental income may discourage future development and investment of both market-rate and affordable housing.

Who Would Benefit?

If a local rent-control ordinance were adopted under current State law:

- Only **≈ 1,424 housing units (≈ 14 % of San Pablo's total housing)** would qualify.
- Most single-family homes, condos, and newer buildings would remain exempt.

Estimated Cost to the City

Implementing a new rent-stabilization department would require:

- About **\$ 1.21 million per year** in City funding
- **Five (5) new full-time staff** positions for administration, enforcement & regulation

Implementation Considerations

- **Enforcement and Compliance:** Penalties for non-compliance, legal proceedings, and ongoing monitoring.
- **Potential Fiscal Impacts:** Decreased property values, reduced property-tax revenues; administrative costs up to tens of millions annually.
- **Administrative Costs:** Staffing, legal support, and infrastructure to manage the program. Fees on landlords to offset costs.

Potential Benefits & Concerns of Rent Stabilization

Potential Positive Benefits:

- **Income stability for tenants and long-term investors.**
- **Predictable, steady rent increases** may appeal to tenants and risk-averse landlords and may lower tenant turnover.
- **Supports long-term tenancies**, helping foster stronger neighborhood ties.
- **Can support broader affordability goals:** when paired with other policies, rent stabilization may support vulnerable renters and enhance the perception of a commitment to housing affordability and stability.

Potential Negative Impacts:

- **Reduced incentives and less development:** lower profit margins may discourage new rental housing projects; developers may prioritize nearby cities without rent caps, and housing providers may exit the market.
- **Decreased property values:** rent caps reduce income potential, which can lead to lower property appraisals and reduced investor demand.
- **Less investment in maintenance:** limited rent increases can reduce funds available for safety upgrades or needed repairs, blight, crime & code enforcement cases.
- **Reduced turnover and unit availability:** rents not based on tenant income reduce incentives to move and free up units.

For a detailed look at the City's rent-control fiscal analysis, visit tinyurl.com/COSP-RSG-2024 or scan the QR code to view the RSG Report.



Housing Assistance & Resources for Local Residents

The City of San Pablo is committed to keeping residents informed about new rental programs, tenant protections, and housing resources developed during the 2025 – 2027 period.

Through education, outreach, and partnerships, we aim to build a fair, safe, and stable housing community for everyone.

What You'll Find Online

- Updates on new rental and tenant-protection programs
- Educational materials about tenant rights and landlord responsibilities
- Links to local and regional housing-assistance agencies
- City documents, program reports, and downloadable forms

Scan the QR code or visit the City's Housing page to stay up to date on San Pablo's rental regulations: sanpabloca.gov/2739/Housing



Need more assistance?

Contact Community Development Department

1000 Gateway Avenue, San Pablo, CA 94806

(510) 215-3053 | RHS@sanpabloca.gov

Office Hours: Monday – Thursday | 7:30 a.m. – 6:00 p.m.