

City of Concord Residential Tenant Protection Program

The Residential Tenant Protection Program is effective August 28, 2020. The program requires relocation assistance to tenants for no-fault evictions and requires that tenants be provided a written lease with minimum lease terms. The program ends on January 1, 2030.

Program Highlights

Tenant Relocation Assistance

Requires landlords to pay tenants relocation assistance for no-fault evictions that is equal to two times the current monthly rent or \$5,000, whichever is greater.

- No-fault evictions include:
 - Compliance with a government order or a local ordinance that requires vacation of the unit;
 - Removal of the rental unit from the marketplace;
 - Intent to demolish or substantially remodel the unit; or
 - Intent to occupy the residential property or for specified family members of the landlord to occupy the property (only if the tenant agrees to such termination or if the lease allows for unilateral termination).

Minimum Lease Terms

Provides the tenants and landlords the opportunity to secure a minimum lease term of either 12 or 6 months.

- New Leases
 - Landlord must offer tenant a 12-month lease. If tenant rejects the 12-month lease, landlord must offer tenant a 6-month lease. If tenant rejects the 6-month lease, a shorter term lease can be negotiated by the tenant and landlord.
 - The landlord does not have to accept a lease term less than 6 months.
- Renewals of leases
 - If tenant accepted a 12- or 6-month lease, follow the New Leases procedure outlined above.
 - If tenant and landlord negotiated a shorter term lease, the landlord does not need to re-offer a 12- or 6- month lease, and shorter lease terms can be negotiated by the tenant and landlord.

Resources

Residential Tenant Protection Program Ordinance:
cityofconcord.org/Housing

Residential Tenant/Landlord Resources:

ECHO Housing
(925) 732-3919 • contact@echofairhousing.org

Tenant Legal Services:

Centro Legal de la Raza
(510) 437-1554 • CCTR@centrolegal.org

Landlord/Property Owners:

California Apartment Association
(925) 746-7131

Rent Registry (effective July 1, 2021)

Requires all multifamily complexes of four or more units to annually register their units. Property owners are required to provide information on tenancy and rents.

Compliance Concerns

If you are a residential tenant or landlord with compliance concerns, please contact ECHO Housing at (925) 732-3919 or at echofairhousing.org

