

UNINCORPORATED ALAMEDA COUNTY

JUST CAUSE FOR EVICTIION

RENTAL
PROPERTY
OWNER

The Just Cause ordinance went into effect March 6, 2025. The new law establishes specific legal reasons under which a rental property owner may terminate a tenancy. It offers additional renter protections stronger than state law in unincorporated areas of Alameda County.

READ FULL
ORDINANCE



JUST CAUSE:

Renters covered by the ordinance cannot be evicted without Just Cause. Below is a summary of key provisions:

AT-FAULT EVICTION (A rental property owner may evict a renter for the following reasons: tenant violation)

- Non-payment of or failure to pay rent after required notice
- Breach of material lease terms, repeated lease violations or subletting without consent
- Failure to allow owner entry or to vacate after termination of employment with owner
- Failure to vacate after renter gives notice to owner
- Nuisance violations, substantial property damage or inappropriate waste removal/disposal
- Criminal conduct or illegal activity on the premises
- Unlawful use of the property

NO-FAULT EVICTION (A rental property owner may evict a renter without fault for the following reasons):

- Owner or close family member move-in; If the unit returns to the market within 1 year, renter has first priority to decide if they want to move back into the unit
- Property is being removed from the rental market
- Compliance with a government order

Demolition or substantial remodel; renter may return to the unit with the same terms; rent may increase

FOR RENTAL PROPERTY OWNERS:

Owners are required to provide renters evicted for No-Fault reasons with the equivalent of 2 months' rent as relocation assistance. See exemptions below.

Renter Eligibility: Renters must have lived in the unit for at least 12 months to be covered by Just Cause. If additional renters have been added to an existing lease, at least one tenant must have lived in their unit for at least 24 months to qualify.

TERMINATION NOTICE REQUIREMENTS:

Send notices to renters with proper information as outlined in the ordinance and to the Alameda County Community Development Agency Director. 224 W. Winton Avenue, Room 110, Hayward, CA 94544. (510) 670-5333 or via email at justcause@acgov.org

EXTRA NOTICE REQUIRED: Tenants with children, elderly, disabled, or low-income members must be given 90 days notice of an eviction.

RENTAL PROPERTY OWNER SUPPORT AND QUESTIONS:

Connect with the Rental Housing Provider Resource Center.

- **Call 510-868-0700 or go to achprc.org**

EXEMPT UNITS

Hotels, nonprofit housing (churches and hospitals), dorms, ADUs, single-family homes owned by landlords with fewer than 5 units, housing less than 15 years old, and affordable housing legally restricted to lower-income households are NOT covered.