

TENANT

UNINCORPORATED ALAMEDA COUNTY

JUST CAUSE FOR EVICTION

The Just Cause ordinance went into effect March 6, 2025. It defines the reasons a landlord may evict a tenant and offers additional tenant protections stronger than state law in unincorporated areas of Alameda County.

READ FULL
ORDINANCE



JUST CAUSE:

Tenants covered by the ordinance cannot be evicted without Just Cause, meaning one of the reasons listed below:

At-Fault Reasons (tenant violation)

- Non-payment of rent
- Breaking the lease rules or subletting without consent
- Refusal to allow landlord entry after proper notice
- Nuisance or waste
- Criminal activity
- Unlawful use of the property
- Refusal to leave the unit after a tenant's employment with the Landlord ends

No-Fault Reasons (tenant not at fault)

- Owner or close family member intends to live in the unit
- Property is being removed from the rental market
- A government order requires eviction
- Owner is going to demolish or remodel substantially

If you are evicted for a No-Fault reason, your landlord must provide two months of rent to help you relocate.



TENANT ELIGIBILITY:

Tenants must have lived in their unit for at least 12 months to be covered by Just Cause. If additional tenants have been added to an existing lease, at least one tenant must have lived in their unit for at least 24 months to qualify.

ADDITIONAL TENANT PROTECTIONS

- **Major Renovations:** Tenants have the right to return to their unit under the same lease terms once repairs are completed.
- **Owner move-in evictions:** If your landlord rents out your unit again within 1 year, they must offer it back to you first.

EXTRA NOTICE REQUIRED: Tenants with children, elderly, disabled, or low-income members must be given 90 days notice of an eviction for a No-Fault eviction.

NEED HELP?



Call Centro Legal de la Raza at: **510-437-1554** or



tenantsrights@centrolegal.org



ac-housingsecure.org

Contact the Community Development Agency at justcause@acgov.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.