

# QUICK GUIDE: SANTA BARBARA SOUTH COAST TENANT PROTECTIONS



Santa Barbara Association of REALTORS®

Updated February 5, 2026

## Features

### Santa Barbara County

[https://library.municode.com/ca/santa\\_barbara\\_county/codes/code\\_of\\_ordinances?nodeId=CH44REPRNTERIDU](https://library.municode.com/ca/santa_barbara_county/codes/code_of_ordinances?nodeId=CH44REPRNTERIDU)

### City of Santa Barbara

<https://ecode360.com/44109324>

### Goleta

<https://ecode360.com/44351524#4351524>

### Carpinteria

[https://library.municode.com/ca/carpinteria/codes/code\\_of\\_ordinances?nodeId=TIT7HORE](https://library.municode.com/ca/carpinteria/codes/code_of_ordinances?nodeId=TIT7HORE)

## Exemptions

Hotel occupancy | Housing accommodations for: a. Nonprofit hospital b. Religious facility c. Extended care facility d. Licensed residential care facility for the elderly e. Adult residential facility | Dormitories | Shared housing (bathroom or kitchen) with the owner (must be principle residence) | Single-family homes & Condos: a. Cannot be a REIT, corporation, LLC b. Tenants provided written notice of the exemption | ADU & JADU | Duplex – owner must occupy one of the units (must be principle residence) at the beginning of tenancy | Housing built within the past 15 years | Restricted by deed for very low, low, or moderate income affordable housing | A tenant who has not continuously and lawfully occupied the property for 12 months

## Reasons to Evict Just Cause At Fault

Default of rent payment | Breach of lease | Nuisance | Committing waste | Tenant has refused to extend lease | Criminal activity Subletting | Tenant's refusal to allow entry to rental unit (per law) | Using the premises for unlawful purpose | Failure to vacate after termination as an employee, agent or licensee | Failure to deliver possession of the rental unit

## Reasons to Evict Just Cause No Fault

Intent to occupy unit (owner, spouse, domestic partner, children, grandchildren, parents, grandparents) | Withdrawal of the unit from the rental market | Owner complying with an order from a court or government agency | Intent to totally demolish or to substantially remodel the rental unit

## Withdrawal from Market

None

Must remove all rental units for at least 5 years

Removal of unit must be at least 5 years

None

## Substantial Remodel

See next page

## Intent to Occupy

Owner, spouse, domestic partner, children, grandchildren, parents, grandparents | Written notice must contain name(s)/relationship(s) Tenant may request proof | Move in 90 days after tenant vacates & reside minimum of 1 yr | Failure to occupy must return to tenant

## Relocation Payments

3 months fair market rent (per HUD)  
OR \$7,000, whichever is greater

2 times monthly rent

2 times monthly rent OR  
\$8,000, whichever is greater

2 times monthly rent OR  
\$6,750, whichever is greater

## Mandatory Offer of Residential Lease

Owner must offer a minimum 1-year written lease | Tenant may accept/reject offer in writing | Leases must be offered annually or at the expiration of each lease period – including to tenants who rejected a 1-year lease before | If owner doesn't want to continue the rental relationship, the tenant shall be offered a one-session conciliation meeting

None

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#### Substantial Remodel

Owner seeks in good faith to totally demolish or substantially remodel must:  
Give tenants early notice | Obtain all necessary permits | Serve tenants with permits, written reason, type/scope of work, why work cannot be done in safe manner with tenant in place, why tenant must vacate | File all copies with Community Development Dept.

None

Tenant shall have a right of first refusal to re-rent the rental unit or comparable new unit at the same property for a period of **2 years following the termination of tenancy** | Tenant must keep owner notified of contact info

None

#### Renovation Rent Cap

None

Re-rental following no-fault just cause termination = no more than gross rental rate charged for the unit at the time of the notice of termination of tenancy + **5% + CPI or 10% whichever is lower**. | Tenant must return to landlord a written acceptance of offer & return within 30 days of receipt of the offer.

None

#### 2nd Contractor Opinion

None

Written opinion with detailed explanation signed under penalty of perjury from independent construction expert why work can't be reasonably accomplished with tenant in place for at least 30 consecutive days. Person preparing the report can't be owner, contractor, or anyone financially interested in the work (besides payment for preparation of work). The report must be filed with the building permit application.

Landlord may request approval of an increase in rent by filing a "Substantial Remodel Rent Petition"

None

#### Cool-Off Period

None

5+ units shall not commence a no-fault just cause eviction for **1 year after acquisition of property**.

None