

California Jurisdictions with Local Ordinances Protecting Tenants in Foreclosed Properties

Updated September 2017

Berkeley, CA

Good Cause Eviction Protection ([Berkeley Municipal Code § 13.76.130](#))

Beverly Hills, CA

Good Cause Eviction Protection for Rent-Controlled Units ([Beverly Hills City Code, Title 4, Chs. 5 and 6](#)).

East Palo Alto, CA

Good Cause Eviction Protection for Rent-Controlled Units ([East Palo Alto Municipal Code § 14.04.160](#))

Emeryville, CA

Residential Tenant and Landlord Relations Ordinance ([Emeryville Municipal Code § 5.40.03](#))

Glendale, CA

Good Cause Eviction Protection ([Glendale Municipal Code § 9.30.030](#))

Hayward, CA

Good Cause Eviction Protection for Rent-Controlled Units ([Hayward Residential Rent Stabilization Ordinance](#))

Los Angeles, CA

Good Cause Eviction Protection ([Los Angeles Municipal Code ch. XV, art. 1, § 151.09](#))

Good cause is required to evict from rent-controlled properties, and foreclosure is not a good cause to evict. A 2016 ordinance (Los Angeles Municipal Code ch. IV, art. 14.1, § 49.920 et. seq.) temporarily extended the good cause requirement to non-rent controlled properties acquired through foreclosure until the end of 2017.

Maywood, CA

Good Cause Eviction Protection ([Maywood Municipal Code § 8.17.030](#))

Mountain View, CA

Just Cause for Eviction Protections ([Mountain View City Code Part I, Art. XVII, § 1705](#))

Oakland, CA

Good Cause Eviction Protection ([Oakland Municipal Code § 8.22.360](#))

Richmond, CA

Good Cause Eviction Protection ([Richmond Municipal Code § 7.105.020](#))

Post-foreclosure owners are prohibited from evicting tenants without good cause.

San Diego, CA

Good Cause Eviction Protection ([San Diego Municipal Code § 98.0730](#))

Residential tenancies of more than two years duration may not be terminated except for cause.

San Francisco, CA

Good Cause Eviction Protection ([San Francisco Admin. Code §§ 37.9, 37.9D](#))

In San Francisco, good cause is required to evict from rent-controlled properties, and foreclosure is not a good cause to evict. [Gross v. Superior Court, 217 Cal. Rptr. 284 \(1985\)](#). Section 37.9D explicitly extended the good cause requirement to cover non-rent controlled properties acquired through foreclosure.

San Jose, CA Just Cause Termination Protection ([San Jose Municipal Code §§ 17.23.1200 et seq.](#))

Santa Monica, CA

Good Cause Eviction Protection for Rent-Controlled Units ([Santa Monica Rent Control Charter Amendment § 9002](#))

Union City, CA

Cause for Termination ([Union City Municipal Code § 5.50.040](#))

West Hollywood, CA

Good Cause Eviction Protection ([West Hollywood Rent Stabilization Ordinance § 17.52.010](#))

West Hollywood prevents owners from evicting tenants without just cause, but there is an exception for tenants in single family homes that allows a post-foreclosure owner to evict if the eviction process is initiated within 30 days of the foreclosure sale, the tenant is given at least 90 days' notice, and relocation assistance is paid to the tenant.