

IN THE CITY COUNCIL OF THE CITY OF SAN LEANDRO

ORDINANCE NO. 2025-002

ORDINANCE TO ADD CHAPTER 4-45, “RENTAL REGISTRY”, TO THE SAN LEANDRO MUNICIPAL CODE TO REQUIRE PROPERTY OWNERS TO REGISTER RENTAL UNITS WITH THE CITY

WHEREAS, pursuant to Article XI, Section 7 of the California Constitution, the City of San Leandro ("City") has broad authority to maintain the public peace, health and safety of its community, preserve the quality of life for its residents, and may make and enforce all regulations and ordinances using its police powers to do so; and

WHEREAS, the City has developed goals, policies and programs that directly address the City's housing needs; and

WHEREAS, according to the U.S. Census Bureau, approximately 40% of the residents of San Leandro are renters; and

WHEREAS, the City currently does not track residential rents, and there is no source for obtaining comprehensive rental market data specific to San Leandro; and

WHEREAS, a rental registry program would help the City collect data regarding rent and other relevant information about rental units and it will further inform the City Council about housing stock, trends, and the rental market generally; and

WHEREAS, the City has a substantial government interest in regulating the relationship between property owners and tenants to promote certainty, stability, and fairness in the rental market; and

WHEREAS, the City Council finds and determines the proposed Rental Registry Ordinance is adopted pursuant to the City's police power authority to protect the public health, safety and welfare.

NOW, THEREFORE, the City of San Leandro City Council does **ORDAIN** as follows:

Section 1. Recitals. The City Council finds the above recitals are true and correct and are incorporated herein by reference.

Section 2. Chapter 4-45 of the San Leandro Municipal Code Added. Title 4 of the San Leandro Municipal Code is amended to add Chapter 4-45 “Rental Registry” to read as displayed in Exhibit A, attached hereto and incorporated herein by this reference.

Section 3. Severability. If any sections, subsections, sentences, clauses, phrases, or portions of this ordinance are for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this and each section, subsection, phrase or clause of this ordinance whether any one or more sections, subsections, phrases or clauses may be declared invalid or unconstitutional on their face or as applied.

Section 4. CEQA. Approval of the amendments is exempt from further environmental review under the general rule in California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The proposed ordinance does not authorize any new use, activity, or construction, and merely establishes a requirement to submit certain information to the City. Accordingly, it can be seen with certainty that there is no possibility that the ordinance will have a significant effect on the environment.

Section 5. Effective Date; Publication. This ordinance shall become effective thirty (30) days following its adoption. The City Clerk’s Office shall publish and post the ordinance in accordance with California Government Code Section 36933.

Introduced by Councilmember Viveros-Walton and passed to print on the 17th day of March 2025, by the following vote:

AYES: Councilmember Aguilar, Azevedo, Boldt, Bowen, Simon, Viveros-Walton, Mayor González (7)

NOES: None (0)

ABSENT: None (0)

Passed and adopted the 21st day of April 2025 after publication on March 28, 2025, by the following vote:

AYES: (0)

NOES: (0)

ABSENT: (0)

ATTEST: _____
Kelly B. Clancy, CMC
City Clerk