



City of Santa Rosa

Legislation Details

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| File #: | 18-0892 | Version: | 1 | Name: | Urgency Ord Amending Ch10-44 of City Code Price Gouging |
| Type: | CC- Report | Status: | | | Agenda Ready |
| File created: | 11/14/2018 | In control: | | | City Council |
| On agenda: | 11/27/2018 | Final action: | | | |

Title: REPORT - URGENCY ORDINANCE AMENDING SECTION 10-44.040 OF THE CITY CODE TO EXTEND THE TEMPORARY PROHIBITION ON RENTAL HOUSING PRICE GOUGING FOR THE DURATION OF THE CITY'S PROCLAMATION OF LOCAL EMERGENCY DUE TO FIRES

BACKGROUND: Beginning on the evening of October 8, 2017, and continuing for days thereafter, a series of wildfire events damaged or destroyed thousands of residential and commercial structures within the City of Santa Rosa. On October 9, 2017, the City Manager proclaimed the existence of a local emergency. That proclamation was ratified by the City Council on October 13, 2017 and remains in effect to this day.

Soon after the wildfires swept through the region, City officials were alerted to price gouging in rental housing within the City. To address this issue, the Council adopted Urgency Ordinance ORD-2017-020 adding Chapter 10-44 to the City Code. The Ordinance established a temporary prohibition on rental housing price gouging as well as temporary restrictions on tenant evictions. By its initial terms, the Ordinance was to remain in effect until April 18, 2018.

On May 8, 2018, Council adopted Urgency Ordinance ORD-2018-11 extending the temporary prohibition on rental housing price gouging, as well as temporary restrictions on tenant evictions, so they remain in effect until December 4, 2018 or for as long as the City remains under a State declaration of emergency, whichever is later.

The urgency ordinance now before the Council would amend Section 10-44.040 to further extend the temporary prohibition on rental housing price gouging and the temporary restrictions on tenant evictions, so they remain in effect for so long as the City remains under the City's Proclamation of Local Emergency due to fires. Under the City Charter, five affirmative votes are necessary to adopt an urgency ordinance.

RECOMMENDATION: Pursuant to Council request, it is recommended by the City Attorney that the Council consider adoption of an urgency ordinance to amend Section 10-44.040 of the Santa Rosa City Code, to extend the term of the City's prohibition on rental housing price gouging and the temporary restrictions on tenant evictions, such that the prohibition and restrictions remain in effect for so long as the City remains under a proclamation of local emergency due to fires.

Sponsors: City Attorney

Indexes: Not a Project

Code sections:

Attachments: 1. Staff Report, 2. Ordinance, 3. Presentation, 4. Ordinance Revised

| Date | Ver. | Action By | Action | Result |
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| 11/27/2018 | 1 | City Council | to waive reading of the text and adopt as amended | Pass |