

AMENDED IN SENATE AUGUST 7, 2012  
AMENDED IN ASSEMBLY APRIL 26, 2012  
AMENDED IN ASSEMBLY APRIL 19, 2012  
AMENDED IN ASSEMBLY MARCH 29, 2012

CALIFORNIA LEGISLATURE—2011–12 REGULAR SESSION

**ASSEMBLY BILL**

**No. 1925**

---

---

**Introduced by Assembly Member Ma**  
(Principal coauthor: Senator Yee)

February 22, 2012

---

---

An act to add Section 1947.9 to the Civil Code, relating to real property.

LEGISLATIVE COUNSEL'S DIGEST

AB 1925, as amended, Ma. Real property: rent control.

Existing law requires, in any city, county, or city and county that administers a system of controls on the price at which residential rental units may be offered for rent or lease and that requires the registration of rents, upon the establishment of a certified rent level, any owner who charges rent to a tenant in excess of the certified lawful rent ceiling to refund the excess rent to the tenant upon demand.

This bill would limit, notwithstanding any local law to the contrary, for those units governed by the local rent stabilization ordinance in the City and County of San Francisco, levels of compensation for the temporary displacement of a tenant household for less than 20 days to temporary housing and living expenses, ~~not to exceed~~ *of* \$275 per day per tenant household, and actual moving expenses, as specified.

This bill would make legislative findings and declarations as to the necessity of a special statute for the City and County of San Francisco.

Vote: majority. Appropriation: no. Fiscal committee: no. State-mandated local program: no.

*The people of the State of California do enact as follows:*

1 SECTION 1. Section 1947.9 is added to the Civil Code, to  
2 read:

3 1947.9. (a) (1) Notwithstanding any local law to the contrary,  
4 for those units governed by the local rent stabilization ordinance  
5 in the City and County of San Francisco, levels of compensation  
6 for the temporary displacement of a tenant household for less than  
7 20 days shall be limited to both of the following:

8 (A) Temporary housing and living expenses, ~~not to exceed~~ *of*  
9 two hundred seventy-five dollars (\$275) per day per tenant  
10 household. This limit may be adjusted annually by the city and  
11 county in an amount equal to the Consumer Price Index, beginning  
12 on January 1, 2014.

13 (B) Actual moving expenses if it is necessary to move the  
14 possessions of the tenant household.

15 (2) The landlord shall have the option to provide a comparable  
16 dwelling unit and pay any actual moving expenses, in lieu of the  
17 compensation specified in subparagraph (A) of paragraph (1). The  
18 rental housing shall be comparable to the tenant household's  
19 existing housing in location, size, number of bedrooms,  
20 accessibility, type, and quality of construction, and proximity to  
21 services and institutions upon which the displaced tenant household  
22 depends.

23 (b) This section shall not be construed to do any of the  
24 following:

25 (1) To terminate, interrupt, or amend, in any way, a tenancy  
26 subject to the lease provisions, or the rights and obligations of  
27 either party, including, but not limited to, the payment of rent.

28 (2) To create or affect any grounds for displacement or  
29 requirements of a landlord seeking temporary displacement, except  
30 the payment of relocation fees pursuant to subdivision (a) for  
31 displacement not exceeding 20 days.

32 (3) To affect the authority of a public entity that may regulate  
33 or monitor the basis for eviction.

1 (c) If a federal or state law regarding relocation compensation  
2 is also applicable to the temporary displacement, the tenant may  
3 elect to be compensated under those other provisions, and  
4 subdivision (a) shall be inapplicable.

5 (d) This section shall affect only levels of compensation for a  
6 temporary displacement of less than 20 days, and does not affect  
7 any other local procedures governing temporary relocation.

8 SEC. 2. The Legislature finds and declares that a special law  
9 is necessary and that a general law cannot be made applicable  
10 within the meaning of Section 16 of Article IV of the California  
11 Constitution because of the unique circumstances of the City and  
12 County of San Francisco. The cost of temporary housing in the  
13 City and County of San Francisco is not equivalent to that cost in  
14 other areas of the state. In order to adapt the law governing housing  
15 compensation to these unique circumstances, this special law is  
16 necessary.

O