

1 [Distribution of literature by a residential tenant in a building to other tenants in the building,
2 regarding matters of common interest or concern to the tenancies.]

3 **Ordinance adding Administrative Code Chapter 49A “Residential Tenant**
4 **Communications” regarding a residential tenant’s permissible use of common areas to**
5 **distribute literature to other tenants in the building, including literature distributed on**
6 **behalf of a tenants’ association or other tenants’ organization, where the literature**
7 **relates to issues of common interest or concern to the building’s tenancies;**
8 **distribution may include placement of literature on or in front of tenant doors, with the**
9 **distributor’s name/address/telephone number plainly included for any tenant to opt out**
10 **of future doorway distributions; and, the landlord may establish other reasonable**
11 **requirements as to the time, place, manner, and volume, of such literature distribution.**

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13 Note: Additions are single-underline italics Times New Roman font;
14 deletions are ~~strikethrough italics Times New Roman font~~.
15 Board amendment additions are double underlined Arial font;
16 Board amendment deletions are ~~strikethrough Arial font~~.

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18 Be it ordained by the People of the City and County of San Francisco:

19 Section 1. The San Francisco Administrative Code is hereby amended by adding
20 Chapter 49A “Residential Tenant Communications,” to read as follows:

21 Section 49A.1. The Board of Supervisors finds that, particularly with the large
22 proportion of rental units in the City and County of San Francisco, good communications
23 among tenants and between tenants and landlords about these tenancies is important to the
24 ongoing vitality of the community. This Ordinance is intended to encourage and respect those
25 communicative channels.

1 Section 49A.2. A landlord may not prohibit a tenant who resides in a building from
2 using common areas in that building to distribute literature to other building tenants, including
3 literature distributed on behalf of a tenants' association or other tenants' organization, where
4 the literature relates to issues of common interest or concern to the building's tenancies.

5 (a) Distribution may include hanging or otherwise placing literature on the door of
6 tenant units, or where that is not possible as a practical matter then the literature may be
7 placed on the floor in front of tenant units. Such literature placed on or in front of the door of a
8 tenant unit must plainly include the name and telephone number and address of a distributor
9 that the affected tenant may contact to opt out of future doorway distributions of such
10 literature.

11 (b) The landlord may establish other reasonable requirements as to the time, place,
12 manner, and volume, of such literature distribution.

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14
15 Section 49A.3.

16 (a) The provisions of this Chapter 49A are not applicable to purely commercial
17 literature that is not directly related to the building tenancies.

18 (b) The provisions of this Chapter 49A shall not be read to limit or replace residential
19 tenant or landlord rights or remedies found in other ordinances, or in statutes or Constitutions.

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22 APPROVED AS TO FORM:
23 DENNIS J. HERRERA, City Attorney

24 By: MARIE CORLETT BLITS
25 Deputy City Attorney