

Amendment of the Whole
As amended in committee
July 16, 2007.

FILE NO. 070679

ORDINANCE NO.

1 [Residential Rental Units: Lock Replacements by Landlord When Tenants Vacate.]

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3 **Ordinance amending the Administrative Code by adding Chapter 49B to provide that**
4 **when a rental unit is permanently vacated by all tenants the landlord must landlords re-**
5 **key or replace all door locks that are exclusive to that unit, including doors to storage**
6 **units and garages locks on all outside doors after all tenants vacate a residential rental**
7 **unit, including outside doors on the unit itself and any separate outside doors on any**
8 **storage and/or garage facility provided for the exclusive use of that unit.**

9 Note: Additions are *single-underline italics Times New Roman font*;
10 deletions are *strikethrough italics Times New Roman font*.
11 Board amendment additions are double underlined Arial font.
Board amendment deletions are ~~strikethrough Arial font~~.

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

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14 Section 1. The San Francisco Administrative Code is hereby amended by adding
15 Chapter 49B, consisting of Sections 49B.1 through 49B.3, to read as follows:

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17 **Section 49B.1. Findings.** The Board of Supervisors finds that ~~the safety and security~~
18 ~~of residential tenants- safety and security is of ongoing concern to tenants and landlords in the~~
19 ~~City and County of San Francisco, is an ongoing concern of landlords, tenants, and their~~
20 ~~neighbors. There is a large proportion of residential rental units in the City. Residential rental~~
21 ~~units comprise a significant proportion of housing in the City. The Board further finds that re-~~
22 ~~keying or replacing outside entrance door locks ~~whenever tenants vacate a unit on any~~~~
23 ~~vacated unit would contribute to safety and security.~~

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1 **Section 49B.2. Re-Key or Replace Locks.** When a residential rental unit is
2 permanently vacated by all tenants for any reason, the landlord shall re-key or replace all door
3 locks that are exclusive to that unit, including all entrance door locks on the vacated unit and
4 any locks on separate entrance doors to any storage and/or garage facility exclusively used in
5 connection with the use or occupancy of the vacating tenants. All of the following conditions
6 apply: locks on all outside doors before the unit is re-occupied, for: (1) outside doors on the
7 unit itself; and, (2) any separate outside doors on any storage and/or garage facility provided
8 in connection with the use or occupancy of the unit that is for the exclusive use of that unit.

9 (a) If two or more locks on any one door are subject to the re-key and replacement
10 provisions of Section 49B.2 and open by different keys, the landlord must re-key or replace
11 only one of the locks on the door.

12 (b) If the same key opens two or more locks subject to the re-key and replacement
13 provisions of Section 49B.2, the landlord must re-key or replace all locks opened by that key.

14 (c) The re-key and lock replacement requirements of this Chapter do not apply to
15 any door locks that are provided for use by two or more units.

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17 **Section 49B.3. Other Remedies.** The provisions of this Chapter 49B shall not be
18 read to limit or replace residential tenant or landlord rights or remedies found in other
19 ordinances, or in statutes or Constitutions.

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

24 By: _____
25 MARIE CORLETT BLITS
Deputy City Attorney