

1 [Housing Code - Tenant Enforcement of Habitability Requirements]

2

3 **Ordinance amending the Housing Code to authorize occupants of residential dwelling**  
4 **units to sue to enforce the prohibition on substandard housing conditions.**

5

6 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
7 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
8 **Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.  
9 **Board amendment additions** are in double-underlined Arial font.  
10 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
11 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
12 subsections or parts of tables.

10

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

12

13 Section 1. Purpose and Findings.

14 (a) The City's Department of Building Inspection helps to ensure that building  
15 owners keep their housing units up to the standards in the Housing Code, and can enforce the  
16 Code by issuing notices of violation and seeking administrative penalties. This ordinance  
17 complements those efforts, by allowing the persons most directly affected by substandard  
18 housing conditions – the occupants of those units – to file lawsuits to enforce their rights  
19 under the Housing Code. Tenants should have full recourse to the judicial system if they  
20 experience harm due to substandard conditions. But in allowing tenants to file lawsuits on  
21 their own behalf to address specific harms that they have been experiencing, the City does  
22 not intend for such lawsuits to preclude, or in any way undermine, the City's ability to pursue  
23 its own enforcement efforts on behalf of specific tenants or the general public.

24 (b) This ordinance is particularly necessary where children, seniors, and persons  
25 with disabilities have been exposed to poor housing conditions. Research has shown that

1 living in substandard housing conditions, for these populations especially, is linked with poorer  
2 cognitive and socioemotional health, causing deficits in executive functioning, reading, math  
3 performance, and socioemotional functioning. Substandard conditions can also cause toxic  
4 levels of stress, increased risk of depression and anxiety, and poor physical and socio-  
5 emotional health. The Board of Supervisors finds it is appropriate and in the public interest to  
6 allow a trier of fact to award up to triple damages in those situations where a child, senior, or  
7 person with a disability has experienced such harms.

8  
9 Section 2. Chapter 2 of the Housing Code is hereby amended by revising Section 204,  
10 to read as follows:

11 **SEC. 204. VIOLATIONS.**

12 \* \* \* \*

13 (c) **Presumption of Noncompliance with Order; Civil Penalty for Violation of**  
14 **Code; Civil Actions.**

15 \* \* \* \*

16 (3) Any person residing in a housing unit, other than a unit in a building zoned as a single-  
17 family residence, where any of the conditions described in Section 1001 of this Code are present and  
18 pose a substantial risk to the occupants' health and safety, may institute a civil action under this  
19 subsection (c)(3) against the unit owner, subject to the following:

20 (A) The plaintiff must provide the unit owner (or the owner's authorized agent, such  
21 as a master tenant or property manager) advance written notice of the alleged violation.

22 (B) The plaintiff must provide the City Attorney's Office written notice of its intent to  
23 file the civil action at least 60 days before doing so; provided, however, that the City Attorney's Office  
24 may authorize the plaintiff to file before the close of this 60-day period if the City Attorney's Office  
25 determines in its sole and absolute discretion that the matters alleged pose a serious and imminent risk

1 to the unit occupants and that a waiver of the 60-day period is appropriate and will further the public  
2 interest. The filing of an action by the City Attorney shall not affect or impair the right of a plaintiff to  
3 file a civil action under this subsection (c)(3).

4 (C) A plaintiff who prevails in an action under this subsection (c)(3) shall be entitled  
5 to actual damages (including damages for mental or emotional distress); and if any occupants of the  
6 substandard unit are younger than 18, older than 65, or disabled within the meaning of Section  
7 12955.3 of the California Government Code, then the trier of fact may award up to three times the  
8 actual damages experienced by those occupants. A plaintiff who prevails in an action under this  
9 subsection (c)(3) shall also be entitled to recover costs and attorney's fees. A plaintiff who prevails in  
10 such an action may also obtain a court order requiring compliance with the requirements of Section  
11 1001, except that the court may not order an occupant to vacate a building or portion thereof solely  
12 based on a violation of Section 1001, subsection (o).

13 (D) A dismissal or judgment against a plaintiff in an action brought under this  
14 subsection (c)(3) shall not preclude an action by the City Attorney. Further, this subsection (c)(3) shall  
15 not limit any other right or remedy otherwise available to any party, including the City, and shall not  
16 create a duty or obligation on the part of the City.

17 ~~(4)(3)~~ The remedies in this Section 204 are in addition to any other remedies  
18 provided by law. No provision in this Section shall preclude prosecution of actions for civil and  
19 criminal penalties concurrently, sequentially or individually.

20 \* \* \* \*

21  
22 Section 3. Effective Date. This ordinance shall become effective 30 days after  
23 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
24 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
25 of Supervisors overrides the Mayor's veto of the ordinance.

