

1 [Administrative Code - Tenant Organizing]

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3 **Ordinance amending the Administrative Code to provide that tenants may elect to be**
 4 **accompanied by a tenant association representative at meetings with their landlord; to**
 5 **set rules for the duration of and attendance at meetings of the full tenant association;**
 6 **to provide that a tenant association remains in good standing unless it has failed to re-**
 7 **certify or a new tenant association has been certified; and to make clarifying changes**
 8 **regarding the obligation of landlords and tenant associations to confer in good faith.**

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

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

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17 Section 1. Chapter 49A of the Administrative Code is hereby amended by revising
 18 Sections 49A.2, 49A.4, and 49A.5, to read as follows:

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SEC. 49A.2. DEFINITIONS.

20 For purposes of this Chapter 49A, the following definitions shall apply:

21 “Confer in good faith” means that the parties shall have the mutual obligation, personally or
 22 through their authorized representatives, to meet and confer and continue for a reasonable period of
 23 time as set forth in Section 49A.4, in order to exchange freely information, opinions, and proposals,
 24 and to endeavor to reach agreement.

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1 "Landlord" shall have the meaning set forth in Administrative Code Section 37.2. The
2 term "landlord" includes landlord agents and representatives and employees, such as property
3 managers and resident managers.

4 "Organizing Activities" shall mean 1) initiating contact with tenants, including by
5 conducting door-to-door surveys, to ascertain interest in and/or seek support for forming a
6 Tenant Association; 2) joining or supporting a Tenant Association; 3) distributing literature,
7 requesting or providing information, offering assistance, convening meetings (which may
8 occur without a landlord or landlord representative present), or otherwise acting on behalf of
9 one or more tenants in the building regarding issues of common interest or concern. The term
10 "Organizing Activities" shall include, but is not limited to, the operations of a Tenant
11 Association. A person's participation or failure to participate in Organizing Activities shall have
12 no ~~effect~~*affect* on whether that person qualifies as a tenant.

13 "Tenant" shall have the meaning set forth in Administrative Code Section 37.2.

14 "Tenant Association" shall mean a group specific to a building with five or more rental
15 units that has a primary purpose of addressing housing services and conditions, community life,
16 landlord-tenant relations, and/or similar issues of common interest or concern among tenants
17 in the building.

18 19 **SEC. 49A.4. TENANT ASSOCIATIONS.**

20 (a) Tenants in a building may establish a Tenant Association for purposes of this
21 Chapter 49A by providing their landlord a petition signed by tenants representing at least 50%
22 of the occupied units in the building certifying that they desire to form a Tenant Association,
23 and identifying the Tenant Association. For purposes of this subsection (a), a "petition" may
24 include individual written statements signed by said tenants, or some combination of individual
25 and collective written statements. Once certified, a Tenant Association shall serve as the

1 organizational representative of the tenants as set forth in this Chapter 49A unless or until either (1) a
2 new Tenant Association representing a greater number of occupied units in the building has been
3 certified, or (2) the Tenant Association has been suspended for a failure to timely recertify under
4 subsection (e).

5 * * * *

6 (c) Landlords and Tenant Associations shall confer with each other in good faith
7 regarding housing services and conditions, community life, landlord-tenant relations, rent
8 increases, and other issues of common interest or concern. Examples of conferring in good
9 faith ~~may include,~~ but are not limited to, maintaining a designated point of contact, engaging in
10 regular communications, responding to reasonable requests for information, allowing
11 participation by non-resident advocates, providing and adhering to timelines for addressing
12 habitability concerns, and negotiating and putting agreements into writing. In addition, a
13 Landlord may not prohibit a tenant from allowing a Tenant Association representative to attend
14 meetings involving the Landlord and one or more tenants.

15 (d) In addition, a landlord must on written request of a Tenant Association attend,
16 either themselves or through their representative, at least one Tenant Association meeting per
17 calendar quarter, though more frequent attendance at the request of the Tenant Association is
18 permitted. A landlord or landlord's representative must remain in attendance at the meeting until all
19 agenda items are complete, unless the meeting extends for more than two hours, in which case the
20 landlord or landlord's representative may withdraw from the meeting and request that the remaining
21 items be continued to a subsequent meeting. These meetings shall occur at a mutually convenient
22 time and place. To request that a landlord or their representative attend a meeting, the Tenant
23 Association shall send the landlord a written request at least 14 days in advance; alternatively,
24 if the Tenant Association meets at a regularly scheduled time and place, then the Tenant
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1 Association may send the landlord a single standing request to attend meetings for the
2 duration of the calendar year.

3 ~~(e)(d)~~ *A Tenant Association shall remain operative so long as it continues to represent at*
4 *least 50% of the occupied units in the building.* Not more than once every three years, the
5 landlord may request in writing that the Tenant Association recertify itself under the petition
6 procedure set forth in subsection (a), in which case the Tenant Association shall have 60 days
7 to recertify itself. If the Tenant Association does not timely recertify itself upon the landlord’s
8 request, it shall be temporarily suspended, and the requirements in this Section 49A.4 shall
9 cease to apply, until such time, if any, as the Tenant Association is recertified, or another
10 Tenant Association is certified in accordance with the requirements in this Section 49A.4.

11 ~~(f)(e)~~ This Section 49A.4 shall not apply to buildings where the landlord is a non-
12 profit organized under 26 U.S.C. 501(c)(3).

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14 **SEC. 49A.5. REGULATIONS; REMEDIES.**

15 The Rent Board shall have authority to issue rules and regulations implementing this
16 Chapter 49A. In addition, a tenant’s right to engage in Organizing Activities, to receive
17 assistance from a Tenant Association representative, and to have Organizing Activities occur in
18 their building, shall qualify as ~~a~~ “Housing Services” under Administrative Code Section 37.2(g).
19 A landlord’s failure to comply with the requirements of this Chapter 49A, including but not
20 limited to the requirements to confer with and attend the meetings of a Tenant Association in
21 good faith as set forth in Section 49A.4, may support a petition for a substantial decrease in
22 housing services pursuant to Administrative Code Section 37.8.

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24 Section 2. Effective Date. This ordinance shall become effective 30 days after
25 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor’s veto of the ordinance.

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4 Section 3. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
5 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
6 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
7 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
8 additions, and Board amendment deletions in accordance with the “Note” that appears under
9 the official title of the ordinance.

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11 APPROVED AS TO FORM:
12 DAVID CHIU, City Attorney

13 By: /s/
14 MANU PRADHAN
Deputy City Attorney

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