

Instructions for Withdrawal from the Rental Market

Sacramento City Code – Tenant Protection Chapter 5.156.090(A)(7) states the following:

After providing at least 120 days' advance written notice to tenant, the landlord seeks in good faith to recover possession of the rental unit to withdraw the unit and all of the rental units in the building and on the same parcel from the rental market for at least 12 months, including landlord's intent to demolish the rental units. The landlord must first file a rental unit withdrawal notice with the city in accordance with the administrative procedures and state law.

In addition to the above requirements under Chapter 5.156.090(A)(7), a demolition permit is required prior to demolition, but that permit is not required to be obtained before the start of the withdrawal process. If the building is historic, you would not be able to obtain a demolition permit. Also, if the owner plans to renovate, a building permit is required before the owner conducts any renovations.

Tenants must be informed of the withdrawal of the units from the rental market. The Landlord Notice of Intent to Withdraw Rental Units and the termination notices to tenants may be electronically filed with the Tenant Protection Program. Additionally, please mail the original (signed and notarized), Memorandum of Notice Regarding Withdrawal of Rental Units from the Rental Market along with the Landlord Notice of Intent to Withdraw Units and termination notices to the Tenant Protection Program. I have attached the Landlord Notice of Intent to Withdraw Rental Units and the Memorandum of Notice Regarding Withdrawal of Rental Units from the Rental Market.

As the Tenant Protection Program is prohibited from providing legal advice, it is recommended that you consult with an attorney regarding your intent to withdraw units from the rental market and the Ellis Act.