



CITY OF SACRAMENTO
Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Phone (916) 808-8121 / Fax (916) 288-9957

Email: tpp@cityofsacramento.org / Website: www.cityofsacramento.org/tpp

A landlord who served a 120-day notice to a tenant vacate pursuant to Tenant Protection and Relief Act Ordinance 5.156.090(a)(5) (Necessary and substantial repairs) **[Note: Any landlord who violates a provision of this chapter is subject to criminal sanctions, civil actions, and administrative penalties pursuant to chapter 1.28.]**

Please complete the Notice of Necessary and Substantial Repairs and file it with the Tenant Protection Program within thirty (30) calendar days of the date of the termination notice. Attach the notice to vacate/termination notice with the Notice of Necessary and Substantial Repairs.

Tenant Protection Date Stamp

NOTICE OF NECESSARY AND SUBSTANTIAL REPAIRS

RENTAL UNIT INFORMATION

(Street Address)

(Unit No.)

(City)

(Zip Code)

PROPERTY OWNER INFORMATION

Property Owner's Name: _____

Property Owner's Current Contact Information:

(Street Address)

(Unit No.)

(City)

(Zip Code)

(Primary Phone Number)

(Alternate Phone Number)

(Email Address)

TENANT INFORMATION

Tenant Name: _____

(Street Address)

(Unit No.)

(City)

(Zip Code)

(Primary Phone Number)

(Alternate Phone Number)

(Email Address)

RIGHT TO REOCCUPY

Before the tenant is required to vacate the rental unit, the landlord is required to offer the tenant the right to elect to:

1. Reoccupy the Rental Unit After Repairs

The tenant has been offered the opportunity to reoccupy the rental unit upon completion of repairs at the rental rate that would have remained in effect under the rental housing agreement had it not been terminated.

Yes

If yes, date the tenant was offered the unit: _____

No

2. Right to Occupy a Comparable Rental Unit

The tenant has been offered the opportunity to occupy a comparable rental unit at the same rental rate as the vacated rental unit.

Yes

If yes, date the tenant was offered the unit: _____

No, the owner does not own a vacant comparable rental unit.

PERMIT INFORMATION

Landlord obtained all necessary permits from the city and provided at least 120-advance written notice to tenant.

PERMIT INFORMATION

City Permit Number(s): _____

Issued By: _____

Permit Issue Date: _____

NECESSARY AND SUBSTANTIAL REPAIRS QUALIFICATIONS

Please check all applicable boxes.

Pursuant to Sacramento City Code § 5.156.090, and the Tenant Protection Program Administrative Procedures the work qualifies as necessary and substantial repairs because:

Necessary and substantial repairs are necessary to bring the rental unit in compliance with applicable local and state laws affecting the health and safety of the tenants, and the repairs necessitate that the tenant vacates the rental unit because the work will make the rental unit uninhabitable for a period of not less than 30 days.

A Notice and Order was issued by the City of Sacramento for violation of the Building Code or Health and Safety Code.

The unit has been severely damaged by an unforeseen event or has a structural defect that endangers the health and safety of the occupants.

DESCRIPTION OF WORK

The following necessary and substantial repair work will be performed:

Please note, remodeling or expanding the rental unit is not considered necessary and substantial repairs.

ESTIMATED DURATION OF REPAIRS

The estimated duration of the substantial repairs is:

Estimated Start Date: _____

Estimated Completion Date: _____

The anticipated duration of the vacancy is _____ days.

DECLARATION

I, declare under penalty of perjury, under the laws of the State of California that every statement in this Notice of Necessary and Substantial Repairs and attached documentation is true and correct to the best of my knowledge and belief.

Date: _____

(Print Name)

(Signature)