



G - Notice of Tenant Right to Return and Owner Intent to Re-Rent Units Previously Withdrawn from the Rental Market Within Five (5) or Ten (10) Years of Withdrawal

This form is for the owner to provide notice to the tenant if the owner intends to re-rent the unit(s) within five (5) years or ten (10) years of the effective date of withdrawal.

Return to Rental Market Within 5 Years of Withdrawal

If the owner intends to re-rent the unit(s) within five (5) years of the effective date of withdrawal, notice must be provided to the tenant(s) within one hundred twenty (120) days of the return of the rental units and the unit(s) will be re-controlled. Copies of the completed notices must be sent to the City. When unit(s) are re-rented within five (5) years any displaced tenant(s) may request to return within thirty (30) days of the service of this notice and provide to the City this notice of a right to return.

Additional requirements apply if the owner intends to re-rent the unit(s) within five (5) years. The owner must offer and rent or lease at the lawful rent in effect at the time of the Notice of Intent to Withdraw was delivered to the City, adjusted for increases subsequently allowed under the City's rent stabilization ordinance. Owners that fail to comply with the Ellis Act Ordinance may be subject to criminal penalty or civil enforcement (City of San José Municipal Code 17.23.1190).

Return to Rental Market Within 10 Years of Withdrawal

If an Owner returns a withdrawn unit to the residential rental market more than five (5) years but within ten (10) years of the effective date of withdrawal, owner must deliver to all tenant households a notice of the right to return and rent unit(s) previously withdrawn from the rental market with a copy to the City. Owners that fail to comply with the Ellis Act Ordinance may be subject to criminal penalty or civil enforcement (City of San José Municipal Code 17.23.1190).

Assessor's Parcel Number(s) (APN): _____ - _____ - _____
_____ - _____ - _____

Property Address:

Property Address: _____
City, State & Zip Code: _____

Tenant Information:

Tenant Name: _____
Mailing Address: _____
City, State & Zip Code: _____
Tenant Email Address: _____

Owner/Agent Information:

Owner Name: _____ Phone: (_____) _____
Agent Name: _____ Date of Ownership: _____
Mailing Address: _____
City, State & Zip Code: _____
Email Address: _____

Owner(s) must complete the declaration on the back of this form.

Declaration:

I (we), owner(s) of the above described property, hereby notify the City of San José of my/(our) intent to re-rent the previously withdrawn rental units indicated on this form. I/(we) hereby acknowledge that I/(we) am/are aware of the restrictions pertaining to the re-rental of withdrawn rental units as set forth in City of San José Municipal Code 17.23.1170, 17.23.1175, 17.23.1180 and 17.23.1190. I/(we) further declare, under penalty of perjury under the laws of the State of California, that the information provided on this form and all attached pages is true, correct, and complete and a copy has been provided to the City.

Signature of Owner: _____ Date: _____

Print Name: _____

Signature of Owner: _____ Date: _____

Print Name: _____

Signature of Owner: _____ Date: _____

Print Name: _____