

Codebook for Local Just Cause Eviction & Retaliation Laws

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Local Just Cause Eviction & Retaliation Laws

Local just cause eviction & retaliation laws govern the relationship between parties to a residential lease agreement, in what instances a landlord may evict a tenant, and what types of actions against the tenant may constitute retaliation by the landlord.

This cross-sectional dataset captures important features of state landlord-tenant laws in effect as of January 1, 2019. The jurisdictions selected for measurement are San Francisco, CA; Los Angeles, CA; Portland, OR; Chicago, IL; New Orleans, LA; San Jose, CA; San Diego, CA; Boston, MA; New York, NY; and Seattle, WA.

This codebook should be used in conjunction with the statistical data extract that can be downloaded from the dataset homepage by clicking on the Data button. There are four standard variables in every LawAtlas dataset. They are:

JURISDICTION

This is a dropdown selection in each coding form. It includes the jurisdictions coded in the dataset.

EFFECTIVE DATE

This date (MM/DD/YYYY) is the most recent effective date of the legal text captured for this place. The effective date represents the date the policy coded was put into effect.

VALID THROUGH DATE

This date (MM/DD/YYYY) is the last date the policy was in effect as reflected by the legal text captured to code this policy.

LEGAL TEXT

This is a text box that captures all legal text relevant to the coding questions. This will not download into Microsoft Excel.

Questions	
Question 1:	Does the law require just cause for eviction?
Question Type:	Binary – mutually exclusive
Variable Name 1:	Just_Cause
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 2:	
Question 2:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply
Variable Name 2:	jc_reason_failure to pay rent
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 3:	
Question 3:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply
Variable Name 3:	jc_reason_Violation of lease
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 4:	
Question 4:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply
Variable Name 4:	jc_reason_Deemed a nuisance
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 5:	
Question 5:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply
Variable Name 5:	jc_reason_illegal use of unit
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes

Question 6:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply
Variable Name 6:	jc_reason_Substantial damage
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 7:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply
Variable Name 7:	jc_reason_Failure to renew lease
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 8:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply
Variable Name 8:	jc_reason_Refusal of access to unit
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 9:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply
Variable Name 9:	jc_reason_Landlord occupancy
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 10:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply
Variable Name 10:	jc_reason_Not original tenant
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 11:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply

Variable Name 11:	jc_reason_Condo conversion
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 12:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply
Variable Name 12:	jc_reason_Unit improvements
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 13:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply
Variable Name 13:	jc_reason_Demolition
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 14:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply
Variable Name 14:	jc_reason_Threat or use of violence by tenant or pet of tenant
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 15:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply
Variable Name 15:	jc_reason_Failure to maintain unit
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 16:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply
Variable Name 16:	jc_reason_Abandonment
Variable Values:	0, 1

Value Label:	0 = No
Value Label:	1 = Yes
Question 17:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply
Variable Name 17:	jc_reason_Compliance with government order to vacate
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 18:	What is included as just cause for eviction?
Question Type:	Categorical – check all that apply
Variable Name 18:	jc_reason_Conversion to affordable housing
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 19:	Does the landlord have to provide a tenant with a written notice of termination?
Question Type:	Binary – mutually exclusive
Variable Name 19:	jc_notice
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 20:	What must a landlord include in a written notice of termination to a tenant?
Question Type:	Categorical – check all that apply
Variable Name 20:	jc_notice_inclusions_Reason for eviction
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 21:	What must a landlord include in a written notice of termination to a tenant?
Question Type:	Categorical – check all that apply
Variable Name 21:	jc_notice_inclusions_Supporting facts
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes

Question 22:	What must a landlord include in a written notice of termination to a tenant?
Question Type:	Categorical – check all that apply
Variable Name 22:	jc_notice_inclusions_Termination date
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 23:	What must a landlord include in a written notice of termination to a tenant?
Question Type:	Categorical – check all that apply
Variable Name 23:	jc_notice_inclusions_Tenants may request relocation assistance
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 24:	What must a landlord include in a written notice of termination to a tenant?
Question Type:	Categorical – check all that apply
Variable Name 24:	jc_notice_inclusions_Tenants may requests a vacancy extension
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 25:	How many days must the landlord provide the tenant after an eviction notice to vacate the unit?
Question Type:	Categorical – check all that apply
Variable Name 25:	days_notice_0
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 26:	How many days must the landlord provide the tenant after an eviction notice to vacate the unit?
Question Type:	Categorical – check all that apply
Variable Name 26:	days_notice_1-10
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes

Question 27:	How many days must the landlord provide the tenant after an eviction notice to vacate the unit?
Question Type:	Categorical – check all that apply
Variable Name 27:	days_notice_91 or more
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 28:	Does the landlord have to pay relocation assistance?
Question Type:	Binary – mutually exclusive
Variable Name 28:	jc_relocassist
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 29:	Does the landlord have to provide the city with written notice of tenant termination?
Question Type:	Binary – mutually exclusive
Variable Name 29:	jc_city_notice
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 30:	Does the law prevent landlords from taking retaliatory actions against a tenant?
Question Type:	Binary – mutually exclusive
Variable Name 30:	jc_retaliation
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 31:	What is the length of time (days) retaliatory protection is granted a tenant after a compliant?
Question Type:	Categorical – check all that apply
Variable Name 31:	jc_retaliation_time
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes

Question 32:	Does the law prevent landlords from harassing a tenant?
Question Type:	Binary – mutually exclusive
Variable Name 32:	jc_harass
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes