

# SB1103

## Commercial Tenant Protections Act

SB 1103 (Menjivar) protects community-serving small businesses & nonprofits by establishing commonsense leasing standards to eliminate hidden fees, increase transparency, and promote language justice.

### Problem:

#### Small commercial tenants\* lack:

- Standards and transparency with respect to common area maintenance fee calculations, leading to costly hidden fees
- Enough time to respond to a notice to increase rent or end a tenancy, hindering small tenants' ability to secure resources or relocate
- Access to a translated lease when negotiated in a non-English language

***These challenges are causing small businesses & nonprofits to go out of business at an alarming rate.***

### Solution:

#### SB 1103 provides the following protections:

- **No more hidden fees**, by creating basic standards for calculating common area maintenance fees, helping small tenants anticipate and plan for costs
- **More time** to respond to a rent increase or termination of tenancy, giving small tenants a chance to plan and continue providing community-based services
- **Language justice & transparency**, by requiring a lease to be translated if negotiated in a language other than English, enabling landlords and tenants to better understand their rights and obligations

\*SB 1103 protects "Qualified Commercial Tenants," defined as a microenterprise with 5 or fewer employees, restaurant with 10 or fewer employees, or nonprofit with 20 or fewer employees.

