Local Just Cause Eviction & Retaliation Laws

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SUMMARY
This map identifies variation in 10 local jurisdictions of laws that govern the instances in which a landlord may evict a tenant and whether tenants are protected from retaliation by the landlord.

ABOUT LOCAL JUST CAUSE EVICTION & RETALIATION LAWS & THE DATA
Local just cause eviction and 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 map, and the data used to create it, presents local-level ordinances that address the rights and responsibilities of landlords if they must evict a tenant. The map includes key characteristics of these laws, such as requirements of a written notice of termination in the event of an eviction and the presence of retaliation protections for the tenant.

All 10 jurisdictions have local-level just cause eviction laws in various forms. This is a cross-sectional dataset and captures variations in those laws in effect as of January 1, 2019.

NAVIGATING THE DATA
There are two ways to navigate the data by clicking the Filter tab or the Explore tab — for each option, the data can be visualized in a map and table format or in jurisdiction profiles.

Filter
The dataset homepage will default to the Filter tab. Here, users may answer a series of questions to learn more about the characteristics of the laws. Answering more than one question will show all the jurisdictions that meet the combined criteria. Criteria selected will be listed above the questions and can be removed by clicking the white X or by clicking “Reset” above the questions.

Explore
Users can access Explore by clicking the Explore tab in the bar above the questions. Using Explore, users will see the answers to one question across all jurisdictions.

The questions in this dataset are:
1. Is there a just cause eviction law?
   1.1. What is included as just cause for eviction?
   1.2. Does the landlord have to provide a tenant with a written notice of termination?
     1.2.1. What must the landlord include in a written notice of termination to a tenant?
1.2.2. How many days must the landlord provide the tenant after an eviction notice to vacate the unit?

1.3. Does the landlord have to pay relocation assistance?

1.4. Does the landlord have to provide the city with written notice of tenant termination?

2. Does the law prevent landlords from taking retaliatory actions against a tenant?

2.1. What is the length of time (days) retaliatory protection is granted a tenant after a complaint?

3. Does the law prevent landlords from harassing a tenant?

**DISPLAYING THE RESULTS**

There are two display modes once criteria have been selected by using either the Filter or Explore tab — **Map** display mode and **Profiles** display mode.

**Map Display**

LawAtlas.org dataset homepages default to the map display mode. When querying the data using the Filter tab, all jurisdictions that meet the criteria selected will display in one tone of yellow. Those jurisdictions that do not meet the criteria selected will be colored gray. When querying the data using the Explore tab, the map will illuminate with colors from yellow to red that are associated with the various answer choices (the color-coding is defined by the key to the left of the map).

Below the map, a table will appear. Using the Filter or Explore tab to navigate the questions will change the display:

- Using the Filter tab, you can select an unlimited number of criteria and the applicable jurisdictions that meet the combined criteria will be displayed in the table below.
- Using the Explore tab, you can isolate a single criterion and the applicable jurisdictions will appear in the table below.

**Profiles Display**

The Profiles display presents the results of the criteria selected in a text-based format for each applicable jurisdiction. Using the Filter tab, jurisdictions that meet the criteria selected will display. Using the Explore tab, jurisdictions that meet the criterion selected will display. If no criteria are selected, the full profiles for each state will appear under both Filter and Explore.

**Profile Legend**

Within each Profile box, above the questions and answers, there are additional options and information useful in exploring the law:

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>§§</td>
<td><strong>Toggle Legal Text</strong> – Selecting this option will show all the legal text used to answer questions for this jurisdiction.</td>
</tr>
<tr>
<td>✔️</td>
<td><strong>Toggle Full Place Profile</strong> – Selecting this option will show all questions and answers for this jurisdiction, regardless of what was selected using the Filter or Explore tabs.</td>
</tr>
</tbody>
</table>
### Map and Profile Legend
There are a few symbols to be aware of in both Map and Profiles display modes:

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image" alt="Section Symbol" /></td>
<td><strong>Section Symbol</strong> – Clicking this symbol will open a window that displays excerpts from the law that correspond to the question and answer.</td>
</tr>
<tr>
<td><img src="image" alt="Caution Note" /></td>
<td><strong>Caution Note</strong> – Clicking on this symbol will open a small window that displays text that describes important caveats about the question and answer.</td>
</tr>
</tbody>
</table>

### DATASET RESOURCES
Each dataset homepage includes the following resources available for download:

- **Data**: The Data file exports in CSV format and may contain two tabs. The “Statistical Data” tab contains the legal variables coded in the dataset, displayed as values defined in the accompanying Codebook. The “Summary Data” tab contains the legal variables coded in the dataset in text form, as well as the accompanying citations and any caution notes that may be included. Note: if there is only one tab available for download it will be the “Statistical Data” as described above.

- **Codebook**: The Codebook defines all of the coded variables in the dataset. The Codebook lists the question, question type, variable name, variable value and variable label. The Codebook should be used in conjunction with the Statistical Data extract.

- **Research Protocol**: The Research Protocol is a comprehensive document that outlines the entire methodology of the project, including the scope, inclusion and exclusion criteria, data collection methods, definitions, coding scheme decisions, as well as the quality control process.

- **Summary Report**: The Summary Report provides a snapshot of important findings from the dataset.

### ADDITIONAL INFORMATION
- Andrew T. Campbell, Senior Program Manager at Temple University’s Center for Public Health Law Research, served as a mentor for this project.

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