

Minimum Lease Terms

Establishing a policy that mandates that landlords offer a minimum lease term of 12 months to prospective tenants, with the amount of rent locked in, ensures housing stability. After the lease term ends, if the lease is to be renewed, landlords must again offer a minimum lease term of 12 months. Longevity in rental housing is essential to forming lasting communities, preventing displacement and creating a stronger sense of place for tenants. Tenants are still able to enter into a shorter lease term if they choose to do so, either in an oral or written agreement with the landlord.

As of August 2020, the cities in San Mateo County that enacted ordinances imposing minimum lease terms are Burlingame, Foster City, Menlo Park and Redwood City. [Redwood City's ordinance](#) excludes single family homes, duplexes, accessory dwelling units and several other dwellings related to transient rental housing so as not to put barriers on property owners with these kinds of rental units.

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This document is intended to introduce a concept and inspire further research. While we strive for accuracy, this brief does not encompass the full spectrum of data and perspectives related to the topic. Readers are encouraged to seek additional information and expert guidance.