

Moreno Valley, California Municipal Code

Title 11 PEACE, MORALS AND SAFETY

Chapter 11.85 CRIME-FREE MULTIFAMILY RESIDENTIAL HOUSING

**11.85.080 Lease addendum.**

A. All facilities required to obtain certification shall include a "crime-free lease addendum," in a form provided by the city, providing that tenants shall not engage in illegal, nuisance or criminal activity on the premises, as part of their rental agreement.

B. It is unlawful for any person to intentionally allow any tenant to occupy a residential rental property in violation of any provision of the crime-free lease addendum required by this chapter.

C. The crime-free lease addendum shall be substantially in the following form:

"In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Tenant agree as follows:

Tenant, any members of tenant's household or a guest or other person under the tenant's control shall not:

1. Engage in any nuisance activity as defined in [Civil Code](#) Sections 3479 and 3480, or under Chapter 6.04 of the Moreno Valley Municipal Code, any criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related Criminal Activity" means the illegal manufacture, sale, use, possession, distribution, or possession with the intent to manufacture, sell, distribute, or use of a controlled substance as defined in Section 201 of the Controlled Substances Act (21 U.S.C. 802).
2. Engage in any act intended to facilitate nuisance or criminal activity.
3. Permit the dwelling unit to be used for, or to facilitate nuisance or criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
4. Engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in [Health & Safety Code](#) Section 11350 et seq., at any locations, whether on or near the dwelling unit, premises or otherwise.
5. Engage in any illegal activity, including prostitution as defined in [Penal Code](#) Section 647(b); criminal street gang activity as defined in [Penal Code](#) Section 186.20 et seq., assault and battery as prohibited in [Penal Code](#) Section 240; burglary as prohibited in [Penal Code](#) Section 459; the unlawful use and discharge of firearms as prohibited in [Penal Code](#) Section 245; sexual offenses as prohibited in [Penal Code](#) Section 269 and 288; or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his or her agent or any other tenant or involving imminent or actual serious property damage.

Violation of the above provisions shall be a material and irreparable violation of the lease and good cause for immediate termination of tenancy. A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material and irreparable breach of compliance with the lease. It is understood that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence."

(Ord. 855 § 1, 2012)

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