

ORDINANCE NO. 184654

An ordinance amending Section 19.14 of the Los Angeles Municipal Code to establish fees, and exemptions therefrom, for the preparation, enforcement, monitoring and associated work relating to affordable housing covenants.

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. Section 19.14 of the Los Angeles Municipal Code is amended to read as follows:

(a) Unless a fee Exemption pursuant to Section 19.14(b) applies, the following fees shall be charged and collected by the Los Angeles Housing and Community Investment Department (Department) for the preparation, enforcement, monitoring and associated work relating to the affordable housing covenants described in Sections 12.22 A25(h)(1) through (3) and 12.22 A.29(d)(1) through (2) of this Code:

| Type of Service  | Fee                                      |
|--|--|
| Housing Replacement Determinations pursuant to AB 2222   | \$1,027.00 per unit                      |
| Affordable Housing Covenant Preparation                  | \$5,770.00* per project                  |
| Affordable Housing Covenant Amendments                   | \$5,770.00 per amendment                 |
| Affordable Housing Covenant Assumptions and Terminations | \$1,214.00 per assumption or termination |
| Affordable Housing Covenant Monitoring                   | \$173.00* per restricted unit, per year  |
| Filing Fee   | \$43.00* per project                     |

(b) Fee Exemption: New projects subject to an affordable housing covenant described in Section 19.14(a) wherein at least 50% of the units are restricted for use as permanent supportive housing shall be exempt from the fees above marked with an asterisk.

(c) Any owner or landlord of a project subject to an existing affordable housing covenant in effect prior to the effective date of the fees set forth in Section 19.14(a) and which contains a conflicting monitoring fee amount shall be subject to the fee set forth in the existing covenant.

(d) The fees in Section 19.14(a) shall be fully due and payable at the time of the request for service, except for the affordable housing monitoring fees, which may be paid pursuant to the options set forth in Section 19.14(e).


(e) The affordable housing covenant monitoring fees may be pre-paid in full at or before the time of the recording of an underlying affordable housing covenant or billed annually to an owner or landlord upon the issuance of the initial Certificate of Occupancy for the project subject to an underlying affordable housing covenant.

(f) The Department shall have the right to bring legal action in any court to collect the amount of any outstanding fees. The Department may make such rules and regulations as may be necessary to implement the provisions of this section.


Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of NOV 29 2016.

HOLLY L. WOLCOTT, City Clerk

By  Deputy

Approved: 12/5/16

 Mayor

Approved as to Form and Legality  
MICHAEL N. FEUER, City Attorney

By   
MEI MELCHONG  
Deputy City Attorney

Date: 11 3 14

File No. 13-0413