

ORDINANCE NO. 184132

An ordinance amending Section 49.95 of Article 14.1 of Chapter IV of the Los Angeles Municipal Code to extend the sunset date of the Foreclosure Eviction Ordinance from December 31, 2015, to December 31, 2017.

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

Section 1. Section 49.95 of Article 14.1 of Chapter IV of the Los Angeles Municipal Code is amended to read as follows:

The provisions of this Article shall be in effect through December 31, 2017, unless the City Council acts by ordinance to amend this Section to extend its effective period.

Sec. 2. Urgency Clause. The City Council finds and declares that this ordinance is required for the immediate preservation of the public peace, health and safety due to foreclosures of rental properties not subject to the City's Rent Stabilization Ordinance (RSO), Los Angeles Municipal Code Chapter XV.

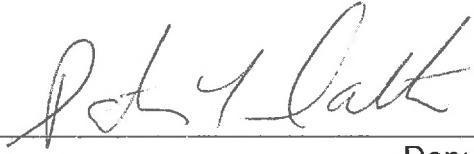
The RSO prohibits evictions from RSO-regulated properties when the reason for the eviction is based solely on the lender having foreclosed on the rental property. Such protection does not extend to non-RSO properties. According to the Los Angeles Housing and Community Investment Department (HCIDLA), census data indicates that 20-25% of single-family homes in the City are occupied by non-RSO renters. Foreclosing lenders have repeatedly sought to evict tenants from foreclosed properties even when the tenants are current on their rental payments.

An extension to the Foreclosure Eviction Ordinance is necessary in order to ensure that the tenants of foreclosed non-RSO rental properties continue to be protected from no-fault evictions. Pursuant to City Charter Section 253, this ordinance shall take effect upon its publication.

Sec. 3. 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, **by a vote of not less than three-fourths** of all of its members, at its meeting of JAN 12 2016.

HOLLY L. WOLCOTT, City Clerk

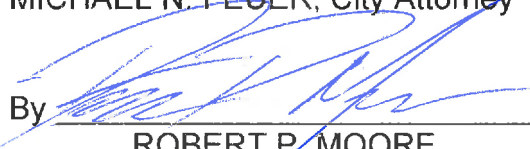
By 
Deputy

Approved 1/19/16


Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
ROBERT P. MOORE
Deputy City Attorney

Date 1/5/16

File No. 13-1534