

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Sections 151.09, 151.22, and 151.27 of Article 1, Chapter XV; Section 12.95.2 of Article 2.9, Chapter I; and Sections 47.06 and 47.07 of Article 7, Chapter IV of the Los Angeles Municipal Code to provide further protections to tenants under the City of Los Angeles' Ellis Act provisions and relocation assistance in situations involving a condominium conversion.

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

Sec. 1. Paragraph b of Subdivision 4 of Subsection G of Section 151.09, Article 1 of Chapter XV of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 2. Paragraph c of Subdivision 4 of Subsection G of Section 151.09, Article 1 of Chapter XV of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 3. The third paragraph of Section 151.22, Article 1 of Chapter XV of the Los Angeles Municipal Code is amended to read as follows:

In any action by a landlord to recover possession of a rental unit subject to the Rent Stabilization Ordinance, including, but not limited to, where an owner seeks to displace a tenant from accommodations withdrawn from rent pursuant to this chapter by an unlawful detainer proceeding, the tenant may appear and answer or demurer pursuant to California Code of Civil Procedure Section 1170 and may raise as an affirmative defense the failure of the landlord to comply with one or more of the requirements of Sections 151.22 through 151.28, as well as the failure of the landlord to comply with any other requirement of this chapter.

Sec. 4. Subsection B of Section 151.27, Article 1 of Chapter XV of the Los Angeles Municipal Code is amended to read as follows:

**B.** A landlord who offers accommodations for rent or lease not exceeding ten years from the date of withdrawal shall first offer to rent or lease each unit to the tenant or tenants displaced from that accommodation by the withdrawal, provided that the tenant or tenants requests the offer in writing within 30 days after the landlord has notified the Department of an intention to offer the accommodations again for residential rent or lease pursuant to the requirements of Section 151.24. The landlord shall be liable to any tenant or tenants who were displaced by that action for failure to comply with this subsection, for punitive damages in an amount that does not exceed the contract rent for six months.

Sec. 5. Subdivision 2 of Subsection G of Section 12.95.2, Article 2.9 of Chapter I of the Los Angeles Municipal Code is amended to read as follows:

2. **Eligible Tenant.** As used in this Subsection G., the term “eligible tenant” means any tenant who was resident of the property both on the date of tentative or preliminary parcel map application and the date of approval of such map, or at any time thereafter, and who does not intend to purchase a unit in the conversion project.

Sec. 6. Paragraph (2) of the definition for “Tenant” in Subsection B of Section 47.06, Article 7 of Chapter IV of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 7. The definition for “Tenant” in Subsection B of Section 47.07, Article 7 of Chapter IV of the Los Angeles Municipal Code is amended to read as follows:

**Tenant:** A tenant, subtenant, lessee, sublessee, or any other person entitled to use or occupancy of a rental unit.

Sec. 8. 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 positing 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.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By meimei CHENG  
for ROBERT P. MOORE  
Deputy City Attorney

Date 10/3/17

File No. 14-0268-S5

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I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

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Ordinance Passed \_\_\_\_\_

Approved \_\_\_\_\_