

ORDINANCE NO. 184529

An ordinance amending the Rent Stabilization Ordinance (RSO) in Chapter XV of the Los Angeles Municipal Code, including adding a new Subdivision 6 to Subsection A of Section 151.05, amending Subsections B and F of Section 151.05, and adding a new Subsection J to provide for annual rent registration of RSO rental units.

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

Section 1. Subsection A of Section 151.05 of the Los Angeles Municipal Code is amended to add a new Subdivision 6 to read as follows:

6. The registration statements issued for registration of rental units in 2016 shall be valid through June 30, 2017, and expire on July 1, 2017. Thereafter, registration renewal statements shall expire annually on June 30 of the following year.

Sec. 2. The first sentence in Subsection B of Section 151.05 of Article 1, Chapter XV of the Los Angeles Municipal Code is amended to read as follows:

B. The Department or its designee shall register or renew the registration of a rental unit subject to this chapter upon: the payment of all outstanding registration fees imposed pursuant to this chapter; compliance with Subsection J of this section; and furnishing of an emergency contact, including the contact's name, address and phone number.

Sec. 3. The word "June" in the second paragraph of Subsection F of Section 151.05 in Article 1, Chapter XV of the Los Angeles Municipal Code is amended to read "August".

Sec. 4. Section 151.05 of Article 1, Chapter XV of the Los Angeles Municipal Code is amended to add a new Subsection J to read as follows:

J. Rent Registry; Notice of Rent Information Deficiencies and Opportunity to Cure; Appeals; and Final Administrative Decision.

1. A landlord shall provide rent amount and tenancy information for every rental unit subject to this chapter on a form prescribed by the Department. This information shall be submitted annually by the last day of February of each year. Registration is complete only when all outstanding registration fees have been paid and all required rent amount and tenancy information, including emergency contact information, is provided.

2. The Department shall provide written notification to the landlord of the failure to comply with this subsection and allow 15 calendar days to respond. The Department will not issue a registration statement for the property until the

landlord has substantially complied by providing the required rental information as provided by applicable law.

3. Any landlord disputing the Department's notification of deficient registration may file a written appeal within ten calendar days of the date of the notice of deficiency. The Department shall provide a written notice within 30 calendar days of its appeal decision which shall be a final administrative decision. The Rent Adjustment Commission may promulgate regulations to implement these provisions.

Sec. 5. Urgency Clause. The City Council finds and declares that this ordinance is required for immediate implementation of rent registry requirements under the Rent Stabilization Ordinance (RSO) in Chapter XV of the Los Angeles Municipal Code. These amendments will enable the Housing Community Investment Department (HCID) to initiate rent registration requirements for RSO properties during 2016 and will provide landlords timely notice of same prior to the upcoming rent registration renewal cycle occurring in January 2017. To enable HCID time to process and evaluate rent registration submissions, the month when landlords may pass through their RSO fees will be changed from June to August each year. The addition of rent registration requirements in the RSO will enable the City to obtain data on actual rents in RSO units to assist in promoting and monitoring the affordability of the City's housing stock, and enforce the RSO.


Sec. 6. 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 its members, at its meeting of SEP 27 2016.

HOLLY L. WOLCOTT, City Clerk

By  Deputy

Approved 9/28/16

 Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
DEBORAH BREITHAUPT
Deputy City Attorney

Date 9-19-16

File No. CF 14-0268-S3