

HOUSING COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to limiting to 50 percent the costs related to mandatory seismic retrofitting that can be passed from owners to tenants.

Recommendation for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

PRESENT and ADOPT the accompanying ORDINANCE amending Sections 151.02, 151.07.A.1, 151.07.A.2, 151.07.A.8, and 151.08.D of Article 1 of Chapter XV of the Los Angeles Municipal Code (LAMC), and adding Section 151.07.A.9 to Article 1 of Chapter XV to the LAMC to limit to 50 percent the costs related to mandatory seismic retrofitting that can be passed from owners to tenants.

Fiscal Impact Statement: None submitted by the City Attorney. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

**- URGENCY CLAUSE -**

**(12 VOTES REQUIRED)**

SUMMARY

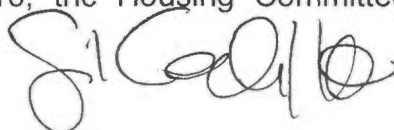
Accompanying a report to Council dated January 22, 2016, the City Attorney presents Ordinance amending the LAMC to limit to 50 percent the costs related to mandatory seismic retrofitting that can be passed from owners to tenants. The accompanying Ordinance includes an urgency clause.

The City Attorney states that on January 13, 2016, Council requested the City Attorney to prepare an ordinance amending the City's Rent Stabilization Ordinance to cap at 50 percent the costs that can be passed through to tenants by owners completing the work required by the Mandatory Seismic Retrofit Ordinance. Council also requested that the ordinance include an urgency clause in the amending ordinance pursuant to Charter Section 253.

The City Attorney goes on to report that the accompanying Ordinance amends LAMC Section 151.02 to add the definition of "Seismic Retrofit Work" and to amend other definitions to include the work required by the Mandatory Seismic Retrofit Ordinance. The draft ordinance also amends the Rent Stabilization Ordinance at LAMC Sections 151.07.A.1, 151.07.A.2, 151.07.A.8 and 151.08.D, and adds Section 151.07.A.9 to the LAMC, to establish a 50 percent cap on the costs an owner can pass through to tenants related to the completion of seismic retrofitting under the Mandatory Seismic Retrofit Ordinance.

At its meeting held February 3, 2016, the Housing Committee recommended that Council approve the accompanying Ordinance.

Respectfully Submitted,



HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO <i>gillillo</i>	YES
FUENTES	YES
HUIZAR:	ABSENT
PRICE:	YES
HARRIS-DAWSON:	ABSENT

jaw

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**

