



MICHAEL N. FEUER
CITY ATTORNEY

REPORT NO. R 1 6 - 0 3 3 7
OCT 2 8 2016

REPORT RE:

DRAFT ORDINANCE ADOPTING TENANT BUYOUT NOTIFICATION AND AGREEMENT PROGRAM

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 15-0600-S34

Honorable Members:

On September 21, 2016, the City Council requested this Office to prepare a draft ordinance amending the Rent Stabilization Ordinance (RSO) to add a Tenant Buyout Notification and Agreement Program as described in the Housing and Community Investment Department Los Angeles (HCIDLA) report of February 26, 2016, to the Mayor. Pursuant to that request, this Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality, which amends the RSO to add the Tenant Buyout Notification and Agreement Program.

This Office worked with HCIDLA to draft the proposed ordinance which: defines Buyout Agreements; requires landlords provide written disclosure of RSO rights; gives tenant cancellation rights; and provides for filing of executed RSO Disclosures and Buyout Agreements. Failure to comply with the provisions of the ordinance may lead to enforcement action under the RSO and a private right of action pursued by the tenant.

CEQA Clearance

Under the general exemption provisions of the California Environmental Quality Act (CEQA) (Cal. Pub. Resources Code § 21084), HCIDLA recommends that City

Council find that the adoption of this ordinance is exempt from the provisions of CEQA under Article 18, Section 15060 (c)(2) of the State CEQA Guidelines and Article II, Section 2(m) of the City CEQA Guidelines.

Council Rule 38

Pursuant to Council Rule 38, a copy of the draft ordinance was provided to HCIDLA with a request that they transmit any comments they have directly to Council

If you have any questions regarding this matter, please contact Deputy City Attorney Deborah Breithaupt at (213) 978-7965. She or another member of this Office will be present when you consider this matter to answer any questions you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By 

DAVID MICHAELSON
Chief Assistant City Attorney

DM:DB:pj
Transmittal