

# MOTION

PLANNING & LAND USE MANAGEMENT

Unpermitted remodels, additions and demolition of buildings negatively impact neighborhoods. These activities create hazards, inconveniences and harm a neighborhood's character. The consequences for doing unpermitted construction work, however, should be evaluated by the City to determine if sufficient deterrents are in place to stop or limit this practice.

Upon learning of unpermitted remodeling, additions and demolitions, the Los Angeles Department of Building and Safety issues an "Order to Comply". The "Order to Comply" details the date of inspection, the violation(s) found and what action needs to be taken to bring the building into compliance. The Order to Comply also provides information regarding the monetary penalties associated with the violation(s).

The monetary penalties for violation(s) are not a sufficient economic deterrent in stopping unpermitted activities. Many seem to regard the penalties for violations as a cost of doing business and proceed forward knowing they are in violation of building codes. It is likely that the time and money saved by performing unpermitted work eclipse the monetary value of the penalties. This practice needs to stop.

Currently the Department of Building and Safety is already preparing a report back that highlights the difference between "remodel" and "demolition," Council File No. 17-0226. The report back, however, doesn't address penalties.

**I THEREFORE MOVE** that the Council instruct the Department of Building and Safety, in consultation with the City Attorney and City Administrative Officer, to prepare a report relative to monetary penalties that can be imposed for unpermitted remodels; additions; and demolitions of buildings, and that details the following:

- (1) existing penalties for violations of the various building codes;
- (2) what limits, if any, those penalties could be increased to;
- (3) the feasibility of additional penalties to those with chronic violations of the same building code; and
- (4) what, if any, could be alternative non-monetary penalties (e.g. permits not provided for the replacement project for a specific period of time or a delay in the issuance of a Certificate of Occupancy) be imposed by the City.

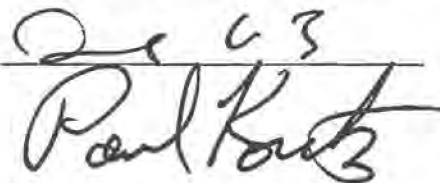
PRESENTED BY:



MITCH O'FARRELL

Councilmember, 13th District

SECONDED BY:



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