

HOUSING

MOTION

On January 1, 2020 AB 1482, The Tenant Protection Act, went into effect. It was intended to protect renters in good standing from being evicted, except under special circumstances.

Exceptions included if a property owner planned to do substantial renovations. Under the law, this meant that work must be significant enough to require government permits, but did not require landlords to pull those permits or describe the work in order to issue notices to vacate.

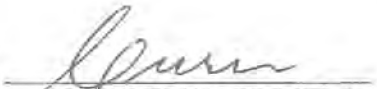
Since then renters have received notices to vacate stating that it was due to "substantial renovations." It is clear that landlords are using this loophole to get around the protections that were intended for renters under AB1482.

In its meeting yesterday, Long Beach City Council voted unanimously to implement a ban on these notices to vacate, dating back to January 1, with the exception of those that have already been acted upon. Landlords will now be required to pull permits before emptying a unit, and they must describe the planned work to tenants before issuing notices to vacate.

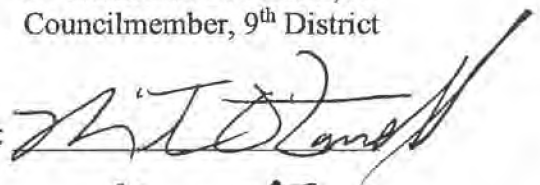

The City of Los Angeles should enact a similar policy in order to protect tenants from this loophole and maintain the intention of the Tenant Protection Act.

I THEREFORE MOVE that the Los Angeles City Council REQUEST the City Attorney to prepare and present an ordinance that would require landlords to obtain permits and describe the work to be done, before issuing notices to vacate, and that this ordinance be retroactive to January 1, 2020.

PRESENTED BY:


CURREN D. PRICE, Jr.
Councilmember, 9th District

SECONDED BY:



FEB 12 2020

ORIGINAL