

Housing Committee
October 12, 2022

Councilmember Raman's Proposed Amendment to Item 8 (C.F. 22-0178):

I THEREFORE MOVE that the City Council instruct the Los Angeles Housing Department, with the assistance of the City Attorney, to report back within 60 days with recommendations for the implementation of an ordinance that will require greater transparency for tenant utility bills. The report back should include recommendations for:

- An ordinance that will require landlords and third-party billing agencies to provide a detailed written disclosure of the methodology used to allocate utility charges to each tenant;
- Any restrictions and regulations for the billing of utility services outside a tenant's primary unit, including for common areas of buildings;
- A protocol for tenants and landlords to resolve disputes over utility charges, with the possibility of LAHD as a mediator;
- ~~A liability framework in which landlords are liable for the actions of third party billing agencies that violate the ordinance;~~
- Options for enforcement strategies to ensure compliance, including but not limited to: an administrative enforcement program; a 60-day cure period similar to the provision of the Tenant Anti-Harassment Ordinance; a fine schedule; a private right of action for tenants against their landlords for overcharging and violations of the ordinance; and mechanisms to ensure that landlords will be responsible for the actions of contracted third-party billing agencies that violate the ordinance; and
- Allowing low-income tenants whose utility bills are processed by private companies to take advantage of low-income utility services.