

HOUSING COMMITTEE REPORT relative to the implementation of an Ordinance that will require greater transparency for tenant utility bills

Recommendation for Council action, as initiated by Motion (Raman – Koretz – Bonin):

INSTRUCT the Los Angeles Housing Department (LAHD), with the assistance of the City Attorney, to report to the Council within 60 days with recommendations for the implementation of an Ordinance that will require greater transparency for tenant utility bills. The report should include recommendations for the following:

- a. 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.
- b. Any restrictions and regulations for the billing of utility services outside a tenant’s primary unit, including for common areas of buildings.
- c. A protocol for tenants and landlords to resolve disputes over utility charges, with the possibility of the LAHD as a mediator.
- d. 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.
- e. Allowing low-income tenants whose utility bills are processed by private companies to take advantage of low-income utility services.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For:

North Westwood Neighborhood Council
Echo Park Neighborhood Council
Hermon Neighborhood Council
Palms Neighborhood Council
NoHo Neighborhood Council

Summary:

At a regular meeting held on October 12, 2022, the Housing Committee considered Motion (Raman – Koretz – Bonin) relative to instructing the LAHD, with the assistance of the City Attorney, to report to the Council within 60 days with recommendation for the implementation of an Ordinance that will require greater transparency for tenant utility bills. After providing an opportunity for public comment, the Committee moved to adopt the recommendations contained in the Motion as amended, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
HARRIS-DAWSON:	YES
KREKORIAN:	YES
CEDILLO:	ABSENT
LEE:	ABSENT

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