

MOTION

In accordance with the City of Los Angeles' Housing Code, the Los Angeles Housing Department (LAHD) must conduct regular periodic inspections of residential rental units on properties with two or more units. To do so, LAHD operates the Systematic Code Enforcement Program (SCEP). LAHD also conducts complaint based inspections at properties for which a complaint has been filed.

The purpose of SCEP and the complaint inspection program is to verify compliance with the standards set forth in the applicable building and housing codes. The SCEP and complaint inspection programs maintain the quality of life enjoyed by the residents of the City. To date, lead and mold inspections are not part of SCEP or the complaint inspection program. Any required or complaint driven inspections are referred to the Los Angeles County Department of Public Health. While LAHD provides a Lead Hazard Remediation Program, this grant program is available only after lead has been found in a residential unit or building.

Lead and mold testing are core services that should be part of the City's SCEP program. There are approximately 118,000 properties with 624,000 units that are covered under the Rent Stabilization Ordinance and at least another 100,000 non-RSO units covered by the SCEP program. Given the advances in technology and testing, the City of Los Angeles should incorporate lead and mold testing as part of SCEP.


WE THEREFORE MOVE that the City Council INSTRUCT the LAHD, with the assistance of the City Administrative Officer (CAO) and the Chief Legislative Analyst, to report back in 60 days with recommendations to require lead and mold inspections as part of SCEP beginning July 1, 2025. This shall include an analysis of any personnel or changes needed to LAHD's Regulatory and Code Compliance Bureau to implement the recommendations.


WE FURTHER MOVE that the Council INSTRUCT the CAO, with the assistance of LAHD, to report back with a fee study that would increase the RSO and/or SCEP fee to pay for mold and lead inspections on a regular basis.

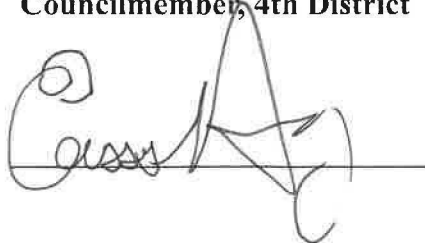
WE FURTHER MOVE that the Council INSTRUCT the LAHD to report back on the feasibility of exempting small mom-and-pop landlords from a fee increase who have been good stewards of their property and have not been involved with the Rent Escrow Account Program.

WE FURTHER MOVE that the Council REQUEST the City Attorney's office, with the assistance of LAHD, to prepare and present a draft ordinance that would require lead and mold inspections as part of SCEP.

PRESENTED BY: 
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ORIGINAL

PK
SECONDED BY:
JUN 28 2023
JUN 28 2023