

ORDINANCE NO. 188486

An ordinance adding Article 22 to Chapter IV of the Los Angeles Municipal Code to temporarily prohibit residential evictions solely based on housing persons or pets displaced by the January 2025 wildfires.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Article 22 is added to Chapter IV of the Los Angeles Municipal Code to read as follows:

ARTICLE 22

**EVICITION AND RENT PROTECTIONS FOR TENANTS HOUSING PERSONS OR
PETS DISPLACED BY THE JANUARY 2025 LOS ANGELES WILDFIRES**

SEC. 51.56. FINDINGS AND DECLARATION OF PURPOSE.

The City Council finds and declares that the Palisades, Eaton, Hughes, Sunset, and Kenneth fires that broke out on or about January 7, 2025, in Los Angeles County (the Fires), have forced tens of thousands of people to evacuate their homes, many of which were damaged or destroyed, and find shelter across Los Angeles. Some of these displaced persons and pets have been sheltered by tenants of rental properties that do not permit additional persons or pets under their rental agreement or lease. The eviction of tenants solely for providing shelter to displaced persons or pets places them and the displaced at increased risk of harm, including homelessness, and will increase the burden on an already strained residential rental market that is now being impacted by the thousands of people displaced by the Fires seeking rental housing. The impact on the residential rental market is expected to include rent increases and incidents of rental price gouging.

**SEC. 51.57. EVICITION PROTECTIONS FOR TENANTS HOUSING PERSONS OR
PETS DISPLACED BY THE FIRES.**

A. **Definitions.** The terms “Landlord,” “Tenant,” and “Residential real property” shall be defined as set forth in Section 165.02 of this Code. The term “Endeavor to evict” shall be defined as set forth in Section 49.99.1 B of this Code. The term “Pet” shall be defined as set forth in Section 51.21 of this Code.

B. **Applicability.** This article shall apply to all Residential real property in the City.

C. **Protections.**

1. No Landlord shall evict or endeavor to evict a Tenant from Residential real property based solely upon the presence of unauthorized Pets or persons in the Residential real property, including additional occupants or guests who have stayed for a longer duration than permitted by the lease or rental agreement. The protections of this article shall only apply to a Tenant housing one or more unauthorized persons or Pets displaced from their place of residence by the Fires, whether due to a fire evacuation order, damage to or destruction of their place of residence, or other reasonable cause arising from or relating to the Fires provided that such reasonable cause can be substantiated by documentation showing the basis for displacement of the person(s) or Pet(s) by the Fires.

2. The permissible rent adjustment for additional occupants pursuant to Section 151.06 G(a) of this Code shall not apply if the additional occupant(s) is a person displaced by the Fires.

D. **Notice Requirement.** The Tenant shall notify the owner in writing of the presence of any such persons or Pets displaced by the Fires within 30 days of the effective date of this ordinance. The notice shall include the following information as applicable: The full names and dates of birth of the displaced persons; the name(s), physical description, type of animal, and number of the displaced Pets; the property address of the residence that previously housed the displaced persons or Pets; whether the residence that previously housed the displaced persons or Pets was subject to an evacuation order, damage or destruction arising from the Fires; a description of the other reasonable cause arising from or related to the Fires that caused the identified persons or Pets to obtain shelter with the Tenant, in addition to documentation showing the basis for the displacement of the person(s) or pet(s) by the Fires. The Los Angeles Housing Department (LAHD) shall prepare a form for the purpose of providing the information required by this subsection. LAHD shall make the form available on its website for the Tenant's optional use.

E. **Remedies.** A Tenant may use the protections afforded by this article as a defense in an action by a Landlord to recover possession of Residential real property, including an action to recover possession of Residential real property filed before the effective date of this ordinance. Any Landlord who fails to comply with this article shall be liable in a civil action to a Tenant for reasonable attorney's fees and costs as determined by a court including a prevailing Tenant in an action to recover possession of Residential real property. Violations of this article shall be considered a misdemeanor.

F. **Duration.** The protections provided by this section shall expire one year from the effective date of this ordinance.

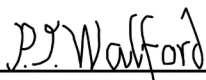
Sec. 2. **URGENCY CLAUSE.** The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety for the following reasons: The City is currently experiencing a local fire emergency due

to the Fires. Thousands of people and pets have been displaced from damaged or destroyed residences; many of them are being or will be sheltered by tenants of other residential rental units in the City. The eviction of tenants sheltering displaced persons or pets places the health and safety of them and the displaced at further risk, including risk of homelessness, impedes the ability of the displaced to recover from the harms caused by the Fires, and puts additional pressure on an already stressed residential rental market that now has many thousands of displaced persons seeking housing. The impact on the residential rental market is expected to include rent increases and incidents of rental price gouging have also been reported. The City is also experiencing a local homelessness emergency. Allowing evictions of tenants sheltering displaced persons and pets is likely to worsen the ongoing homelessness crisis. The City Council, therefore, adopts this ordinance to become effective upon publication pursuant to Los Angeles City Charter Section 253.

Sec.3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By 
PETER WALFORD
Deputy City Attorney

Date 2/5/2025

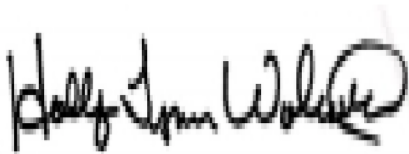
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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all its members.

CITY CLERK

MAYOR





Ordinance Passed February 12, 2025

Approved 02/18/2025

Ordinance Published: 02/24/2025
Ordinance Effective Date: 02/24/2025