

**ORDINANCE NO. \_\_\_\_\_**

Revised ordinance amending Sections 165.03, 165.07, and 165.08 of Article 5, Chapter XVI of the Los Angeles Municipal Code to remove substantial remodeling as grounds for eviction under the Just Cause for Eviction Ordinance, amending the remedies and penalties applicable for violations, and instructing the Rent Adjustment Commission to promulgate rules and regulations for the purpose of regulating temporary and permanent relocation agreements between a landlord and tenant concerning substantial renovation work.

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

Section 1. Subdivision I(2) of Section 165.03 of Article 5, Chapter XVI of the Los Angeles Municipal Code is amended to read as follows:

(2) to withdraw the residential real property permanently from rental housing use when the landlord is withdrawing from rent or lease all residential real property on the same parcel of land.

Sec. 2. Subdivision I(3) of Section 165.03 of Article 5, Chapter XVI of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 3. Section 165.07 of Article 5, Chapter XVI of the Los Angeles Municipal Code is amended to read as follows:

**SEC. 165.07. REMEDIES.**

In any action by a landlord to recover possession of residential real property, the tenant may raise as an affirmative defense the failure of the landlord to comply with this article. In addition, any landlord who violates this article shall be liable in a civil action to the affected tenant. A tenant prevailing in court under this article shall be awarded three times compensatory damages (including, if applicable, as compensation for mental or emotional distress and/or for reimbursement for failure to pay the amount of relocation assistance required under Section 165.06 of this article), reasonable attorney's fees and costs, civil penalties up to \$10,000 but not less than \$2,000 per violation depending upon the severity of the violation, and other appropriate relief, as adjudged by the court. If a tenant prevailing under this article is older than 65 years or disabled when the violation occurred, the court may impose additional civil penalties up to \$5,000 per violation depending upon the severity of the violation. Violations of this Article shall be a misdemeanor.

Sec. 4. Section 165.08 of Article 5, Chapter XVI of the Los Angeles Municipal Code is amended to read as follows:

## **SEC. 165.08. RENT ADJUSTMENT COMMISSION.**

The Rent Adjustment Commission shall have the authority to promulgate policies, rules and regulations to effectuate the purposes of this Article. All such rules and regulations shall be published once in a daily newspaper of general circulation in the City of Los Angeles, and shall take effect upon such publication.

The Commission may make such studies and investigations, conduct such hearings, and obtain such information as it deems necessary to effectuate the purposes of this article.

**Rules and regulations applicable to relocation agreements between a landlord and a tenant concerning substantial renovation work.** The Commission shall, with the assistance of the Department, promulgate rules and regulations, as necessary, to regulate voluntary agreements between a landlord and tenant to temporarily or permanently vacate a rental unit for the purpose of allowing substantial renovation work affecting the rental unit to occur. The rules and regulations shall cover at least the following:

1. The minimum amount of relocation assistance due to a tenant who voluntarily agrees to permanently vacate a rental unit due to substantial renovation work;
2. The requirements for a comparable temporary unit where a tenant is willing to temporarily vacate, landlord's payment of the cost of the temporary unit, and landlord's payment of tenant relocation or moving expenses;
3. The procedures for notifying the Department of the relocation agreement and for the filing of a copy of the agreement as well as any other documents relating to the substantial renovation work;
4. The tenant's continued payment of rent for the rental unit unless the parties agree on a rent reduction or waiver; and/or
5. The continuation of the tenancy at the rental unit while the tenant is in the temporary unit.


Sec. 4. **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 homelessness emergency and suffering an acute shortage of affordable housing. Housing insecurity experienced by tenants in the City of Los Angeles is heightened by the frequency of evictions based on substantially remodeling residential real property. These evictions place additional demands on already scarce emergency, interim and

affordable housing inventory, resulting in public health and safety issues arising from increases to the population experiencing various forms of housing insecurity. The City Council, therefore, adopts this ordinance to become effective upon publication pursuant to Los Angeles City Charter Section 253.

Sec.5. 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 June 20, 2025

File No. \_\_\_\_\_

"M:\Housing\LAHD\Walford\Ordinances\JCO\_Substantial Remodel urgency ordinance\Ordinance (Urgency ordinance re substantial remodel evictions).docx"

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 \_\_\_\_\_

Approved \_\_\_\_\_