

ORDINANCE NO. _____

An ordinance amending Section 151.34 of Article 1 of Chapter XV of the Los Angeles Municipal Code to temporarily set automatic adjustments to the maximum adjusted rent at four percent (4%); and adding a new Section 151.35 Severability Clause (formerly Section 151.34 Severability).

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

Section 1. Section 151.34 of Article 1, Chapter XV of the Los Angeles Municipal Code is amended to read as follows:

SEC. 151.34. TEMPORARY SETTING OF AUTOMATIC RENT ADJUSTMENTS AT FOUR PERCENT (4%).

During the period commencing February 1, 2024, and ending on June 30, 2024, the maximum adjusted rent of any occupied rental unit may be increased once without permission of the Rent Adjustment Commission or Department in an amount not to exceed four percent (4%). If the landlord pays all the costs of electricity and/or gas services for a rental unit then the maximum adjusted rent may be increased an additional one percent (1%) for each such service paid by the landlord, not to exceed a total of an additional two percent (2%).

This section shall be repealed and terminate at the end of June 30, 2024.

Sec. 2. A new section 151.35 is added to Article 1, Chapter XV of the Los Angeles Municipal Code to read as follows:

SEC. 151.35. SEVERABILITY.

If any provision of this chapter is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this chapter which can be implemented without the invalid provisions, and to this end, the provisions of this chapter are declared to be severable. The City Council hereby declares that it would have adopted this chapter and each provision thereof irrespective of whether any one or more provisions are found invalid, unconstitutional or otherwise unenforceable.

Sec. 3. **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. Tenants in the City of Los Angeles, many of whom are extremely rent-burdened, will face severe economic difficulty and risk homelessness if automatic rent increases are not capped. The

Council, therefore, adopts this ordinance to become effective upon publication pursuant to Los Angeles City Charter Section 253.

Sec. 4. 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 *mawald*
PETER WALFORD
Deputy City Attorney

Date *11.21.23*

File No. 20-0407-S1

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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 _____

Approved _____