

ORDINANCE NO. _____

An ordinance amending Section 165.03 of Article 5 of Chapter XVI of the Los Angeles Municipal Code to temporarily prohibit residential evictions for substantial remodeling.

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

Section 1. **Findings and Declaration of Purpose.** The City Council finds and declares that evictions based on the ground of substantially remodeling residential real property, which are currently permitted by the Just Cause For Eviction Ordinance are a significant driver of evictions in the City and contribute to housing insecurity and homelessness. Therefore, the City Council hereby declares its intent to temporarily prohibit such evictions while the City studies the feasibility of legislation that would allow tenants to retain their tenancies while a landlord is undertaking substantial remodeling.

Sec. 2. Subdivision (2) of Subsection I of Section 165.03 of the Los Angeles Municipal Code is amended to read as follows:

(2) to substantially remodel the residential real property, provided the landlord has secured permits necessary to substantially remodel the residential real property from applicable government agencies, and served a copy of the permits with a written termination notice stating the reason for termination, the type and scope of the work to be performed, why the work cannot be reasonably accomplished in a safe manner with the tenant in place, and why the work requires the tenant to vacate the residential real property for at least 30 days. "Substantially remodel" shall have the same meaning as the term defined in California Civil Code Section 1946.2.

Notwithstanding the foregoing, substantially remodeling residential real property shall not be permitted as a ground for eviction from the effective date of this ordinance through August 1, 2025 (unless earlier repealed or superseded by ordinance). The protections of this ordinance shall be retroactive and shall apply to a pending proceeding to recover possession of real residential property that commenced before the effective date of this ordinance and in which no judgment of possession has yet been entered by the court.

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. 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.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 PJ Walford
PETER WALFORD
Deputy City Attorney

Date March 7, 2025

File No. _____

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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 _____