**ORDINANCE NO. _____**

An ordinance amending Article 14.6 of Chapter IV of the Los Angeles Municipal Code to sunset eviction protections related to the COVID-19 Pandemic and adding Article 11 to Chapter XX of the Los Angeles Municipal Code to waive fees, fines, and penalties, as specified.

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

Section 1. The sixth paragraph of Section 49.99 of Article 14.6 of Chapter IV of the Los Angeles Municipal Code is amended to read as follows:

This ordinance temporarily prohibits evictions of residential tenants for failure to pay rent due to COVID-19 and prohibits evictions of residential tenants for no-fault reasons, for unauthorized occupants or pets, and for nuisance related to COVID-19. This ordinance also regulates certain evictions pursuant to the Ellis Act, Government Code Section 7060, et seq.

Sec. 2. Subsection A of Section 49.99.2 of Article 14.6 of Chapter IV of the Los Angeles Municipal Code is amended to read as follows:

A. Until January 31, 2023, no Owner shall endeavor to evict or evict a residential tenant for non-payment of rent if the tenant is unable to pay rent due to circumstances related to the COVID-19 pandemic. These circumstances include loss of income due to a COVID-19 related workplace closure, child care expenditures due to school closures, health-care expenses related to being ill with COVID-19 or caring for a member of the tenant's household or family who is ill with COVID-19, or reasonable expenditures that stem from government-ordered emergency measures.

Rental arrears accumulated between March 1, 2020, and September 30, 2021, under this subsection must be paid by August 1, 2023. Rental arrears accumulated between October 1, 2021, and January 31, 2023, under this subsection must be paid by February 1, 2024. Unless the COVID-19 Tenant Relief Act, Code of Civil Procedure Section 1179.01 et seq. applies, an Owner may bring an action to recover possession of residential rental property following the tenant's default in the payment of rent according to these timeframes.

Nothing in this article eliminates any obligation to pay lawfully charged rent.

Sec. 3. Subsection B of Section 49.99.2 of Article 14.6 of Chapter IV of the Los Angeles Municipal Code is amended to read as follows:

B. Until January 31, 2023, no Owner shall endeavor to evict or evict a residential tenant for a no-fault reason, unless the eviction is undertaken to comply with

a governmental agency's order to vacate, order to comply, order to abate, or any other order that necessitates the vacating of residential rental property.

1. Following January 31, 2023, no-fault evictions to install a resident manager may proceed only when an on-site manager is required by law or the terms of a regulatory agreement unless a Declaration of Intent to Evict for Resident Manager occupancy was delivered to the Los Angeles Housing Department before March 4, 2020.

2. An Owner shall provide 60 days' written notice to any tenant in possession of a rental unit subject to the Rent Stabilization Ordinance on whom the owner previously served written notice terminating the tenancy for a no-fault reason under Los Angeles Municipal Code Section 151.09. The tenant may file an appeal under Los Angeles Municipal Code Section 151.09.G for relocation assistance based on a change in disability status if applicable.

Sec. 4. Subsection C of Section 49.99.2 of Article 14.6 of Chapter IV of the Los Angeles Municipal Code is amended to read as follows:

C. Until January 31, 2024, no Owner shall endeavor to evict or evict a residential tenant based on the presence of unauthorized occupants or pets necessitated by COVID-19. Prior to evicting a residential tenant based on the presence of unauthorized occupants or pets, the Owner shall serve a 30-day notice to cure.

Sec. 5. Section 49.99.2.E of Article 14.6 of Chapter IV of the Los Angeles Municipal Code is repealed.

Sec. 6. Section 49.99.3 of Article 14.6 of Chapter IV of the Los Angeles Municipal Code is repealed.

Sec. 7. Section 49.99.4 of Article 14.6 of Chapter IV of the Los Angeles Municipal Code is amended to read as follows:

**SEC. 49.99.4. REMOVAL OF OCCUPIED RESIDENTIAL UNITS.**

No Owner may bring an action to recover possession of occupied residential real property under the Ellis Act, Government Code Section 7060 et seq. until April 1, 2023. Owners must comply with Sections 151.22 through 151.28 of Article 1, Chapter 15 of the Los Angeles Municipal Code to demolish or withdraw rental units subject to the Rent Stabilization Ordinance from rental housing use.

Sec. 8. Article 11 is added to Chapter XX of the Los Angeles Municipal Code as follows:

## ARTICLE 11

## WAIVER OF NONCOMPLIANCE AND RELATED INSPECTION FEES, FINES, AND PENALTIES

### SEC. 201. WAIVER OF FEES, FINES, AND PENALTIES.

The Los Angeles Housing Department and Department of Building and Safety shall waive noncompliance or related inspection fees, fines, or penalties imposed between March 4, 2020, and January 31, 2023, due to a landlord's inability to comply with a governmental agency's order to vacate, order to comply, or order to abate, or any other similar order because of an inability to evict under Article 14.6 of Chapter IV of the Los Angeles Municipal Code.

Sec. 9. **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 of Los Angeles and its residents are suffering significant risk to life and property due to the devastating effects of COVID-19, and the protections afforded in this ordinance are vital to mitigate those risks. The Council, therefore, adopts this ordinance to become effective upon publication pursuant to Los Angeles City Charter Section 253.

Sec. 10. 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

MICHAEL N. FEUER, City Attorney

By _____
ELAINE ZHONG
Deputy City Attorney

Date 11/18/22

File No(s). 20-0147-S19, 20-0479, 20-0522, 21-0042-S3

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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

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Ordinance Passed _____

Approved _____