

MOTION

The Rent Stabilization Ordinance (RSO), codified in Chapter XV of the Los Angeles Municipal Code, provides for tenant protections in cases where a landlord seeks to withdraw rental units from the market for purposes such as demolition, subject to the Ellis Act. Under current law, landlords may initiate eviction proceedings for demolition-related projects before a demolition permit has been formally approved. This practice has created uncertainty and hardship for tenants, especially when demolition is delayed or never executed.

At the same time, current City regulations give developers one (1) year after demolition permit approval to commence demolition and two (2) years to complete the project. While this timeline provides structure, some developers have expressed that complex permitting and construction schedules—particularly on large or infill projects—may require modest extensions to meet completion deadlines.

To better protect tenants from premature displacement and ensure that demolition-based evictions are legitimate and tied to real, permitted projects, the City should amend the RSO to require that a valid demolition permit be approved and issued prior to filing any eviction based on demolition. Furthermore, in order to promote responsible project planning and avoid unnecessary penalty or noncompliance due to timing constraints, the City should consider extending the demolition completion period from two (2) years to two and a half (2.5) years.

I THEREFORE MOVE that the City Council direct the Los Angeles Housing Department (LAHD), with the assistance of the City Attorney and Department of Building and Safety (LADBS), to report and prepare a draft ordinance to amend the Rent Stabilization Ordinance (RSO), and other relevant City codes, to implement the intent of this Motion as follows:

1. Require that a demolition permit be approved and issued by the Department of Building and Safety (DBS) prior to the service or filing of any eviction notice related to demolition under the RSO and/or Ellis Act. (However, LAHD would not clear the demolition permit until it has verified the subject property is vacant.)
2. Amend the applicable city codes to extend the period allowed to complete demolition after the issuance of a demolition permit from two (2) years to two and a half (2.5) years (i.e., 30 months), while maintaining the existing one (1) year limit to commence work.
3. Ensure enforcement mechanisms are incorporated so that failure to initiate or complete demolition within the amended timeline subjects the landlord or developer to penalties, including, but not limited to, tenant re-occupancy rights and financial restitution.



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I FURTHER MOVE that the City Council instruct the Department of Building and Safety, LAHD, and the Department of City Planning, Department of Public Works - Bureau of Street Services, Bureau of Engineering, Bureau of Sanitation, and the Los Angeles Fire Department to report back on timelines for clearances of demolition permits, as well as the issuance of the permit.

PRESENTED BY:


ADRIN NAZARIAN

Councilmember, Second District

SECONDED BY:



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