

ORDINANCE NO. 181559

An ordinance amending Sections 7.35.3, 7.35.5.1, 7.35.5.2 and 7.35.9 of the Los Angeles Administrative Code, to update procedures, pursuant to the California Government Code Section 38773, 38773.1, 38773.5 and 54988, to collect certain nuisance abatement and code enforcement costs incurred by the City of Los Angeles by perfecting and enforcing liens against affected properties.

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

Section 1. Paragraph (h) of Section 7.35.3 of the Los Angeles Administrative Code is hereby amended to read as follows:

(h) **Record of Notices.** The responsible City Department and the City Clerk shall keep a record of the names and addresses of all persons served with all notices required pursuant to this Article, the location of all properties posted with notices pursuant to this Article, and the dates of any service and/or posting.

Sec. 2. Paragraphs (a) and (d) of Section 7.35.5.1 of the Los Angeles Administrative Code are hereby amended to read respectively as follows:

(a) Upon the City Council's confirmation of a proposed lien for the abatement of a public nuisance against an owner-occupied residential dwelling unit within the meaning of California Government Code Section 54988(a)(3), the responsible City Department may record a nuisance abatement lien against the subject parcel as authorized by California Government Code Section 38773.1.

(d) In the event that the lien is discharged, released, or satisfied, either through payment or foreclosure, notice of the discharge containing the information specified in Paragraph (c) above shall be recorded by the responsible City Department. Any nuisance abatement lien and the release of the lien shall be indexed in the grantor-grantee index.

Sec. 3. Paragraphs (b) and (c) of Section 7.35.5.2 of the Los Angeles Administrative Code are hereby amended to read respectively as follows:

(b) In addition to placing the costs of enforcement relating to the property on the County tax roll as provided in Paragraph (a) above, the responsible City Department may also record a notice of lien against the subject parcel pursuant to California Government Code Section 54988(c). The lien shall attach upon recordation in the office of the County Recorder for the County of Los Angeles and shall have the same force, priority, and effect as a judgment lien; not a tax lien. The notice of lien shall, at a minimum, identify the record owner or possessor of the property, set forth the last known address of the record owner or possessor, set forth the date upon which the lien was created

against the property, and include a description of the real property subject to the lien and the amount of the lien.

(c) In the event that the lien is discharged, released, or satisfied, either through payment or foreclosure, notice of the discharge containing the information specified in Paragraph (b) above shall be recorded by the responsible City Department. Any nuisance abatement lien and the release of the lien shall be indexed in the grantor-grantee index.


Sec. 4. Paragraph (b) of Section 7.35.9 of the Los Angeles Administrative Code is hereby amended to read as follows:

(b) The responsible City Department is directed to: (1) record a quitclaim deed in relation to each property for which a deed described in Paragraph (a) above has been recorded, and (2) give written notice of recording the quitclaim deed to the owner of the property described in the quitclaim deed, based on the last equalized assessment roll or the supplemental roll, whichever is more current on the date the notice is prepared. Each quitclaim deed shall state on its face that the original lien is revived and the date the original lien was recorded. Each quitclaim deed shall also state on its face any exception to the quitclaim for any easement or other interest in each property that the City may properly retain.

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.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of JAN 28 2011.

JUNE LAGMAY, City Clerk

By  Deputy

Approved FEB 09 2011

 Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By   
AMY BROTHERS  
Deputy City Attorney

Date December 6, 2010

File No. CF10-0134

## DECLARATION OF POSTING ORDINANCE

I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

**Ordinance No. 181559 – Amending Sections 7.35.3, 7.35.5.1, 7.35.5.2 and 7.35.9 of the Los Angeles Administrative Code, to update procedures, pursuant to the California Government Code Section 38773, 37773.1, 38773.5 and 54988, to collect certain nuisance abatement and code enforcement costs incurred by the City of Los Angeles by perfecting and enforcing liens against affected properties** - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **January 28, 2011**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **February 10, 2011** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **February 10, 2011** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **10th** day of **February 2011** at Los Angeles, California.

  
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Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: **March 22, 2011**

Council File No. **10-0134**