

HOLLY L. WOLCOTT  
CITY CLERK

PETTY F. SANTOS  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



OFFICE OF THE  
CITY CLERK

**Council and Public Services Division**  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
FAX: (213) 978-1040

PATRICE Y. LATTIMORE  
DIVISION MANAGER

[clerk.lacity.gov](http://clerk.lacity.gov)

KAREN BASS  
MAYOR

December 4, 2024

Councilmember John Lee  
Planning and Land Use Management Committee  
Attn: Candy Rosales

RE: COUNCIL FILE TRANSMITTAL

On December 4, 2024, the Housing and Homelessness Committee considered an LAHD report, DCP reports, and City Attorney report relative to the Home-sharing vendor evaluation, process enhancements, and compliance strategies, and related matters. After consideration, the Committee move to approve the following recommendations, as amended:

1. NOTE and FILE the Department of City Planning (DCP) reports dated, October 4, 2023, March 13, 2024, and November 1, 2024, attached the Council file, relative to the Home-sharing vendor evaluation, process enhancements, compliance strategies, and staffing needs for home-sharing and residential hotels enforcement; and related matters.
2. NOTE and FILE the City Attorney report dated November 26, 2024 attached to the Council file, relative to the Home Sharing Ordinance enforcement.
3. NOTE and FILE the Los Angeles Housing Department (LAHD) report dated November 27, 2024 attached to the Council file, relative to additional recommendations regarding staffing needs for effective home-sharing enforcement.
4. REQUEST the City Attorney, in consultation with the DCP and other relevant departments, to report to Council on the selection, appointment, retention and hiring of qualified hearing officers to conduct Administrative Citation Enforcement Program (ACE) related hearings in order to strengthen and create efficiency in the current program.
5. INSTRUCT the DCP, with the assistance of the City Attorney, and other relevant departments, to prepare and present an amendment to the Ordinance to require that the Los Angeles Housing Department (LAHD) and Los Angeles Department of Building and Safety (LADBS) conduct property inspections prior to permit issuance.
6. INSTRUCT the DCP, with the assistance of the City Attorney, and other relevant departments, to prepare and present an amendment to the Ordinance to require that platforms conduct an electronic verification of listings prior to booking transactions, similar to New York City's program.

7. INSTRUCT the LAHD to report back on the feasibility of identifying and monitoring, on no less than a yearly basis, the City's Mixed Use Residential Hotel stock, that include both tourist units (which are short-term) and residential units (which are long-term), with recommendations for stricter enforcement approaches for this protected housing stock.
8. RESOLVE that the LAHD, LADBS, and other enforcing departments, in consultation with the City Attorney, should use the administrative fine amounts specified by Chapter 1, Article 1.2, Section 11.2.04(a) of the Los Angeles Municipal Code (LAMC) for violations of the Home Sharing Ordinance where applicable.
9. INSTRUCT the CAO and the Chief Legislative Analyst (CLA), in consultation with the DCP, LADBS, LAHD, City Attorney, and any other relevant departments, to report to Council for additional staffing and resources required across departments for any amendments to the Home-Sharing Ordinance to support enforcement.
10. INSTRUCT the CAO and the CLA, in consultation with the DCP, LADBS, LAHD, City Attorney, and any other relevant departments, to report back on options for creating a single office, division, or department related to Home-Sharing administration and enforcement, Party House enforcement, and enforcement of other related commercial activities on residential properties, which includes a recommended organizational structure, staffing plan, and funding, including the impacts of existing vacant positions, and funding needed to effectively resource the program. This should include a consideration of moving complaint investigation and citation defense from the DCP to other departments.
11. INSTRUCT the DCP, in consultation with the City Attorney and the CAO, to prepare and present a fee study updating the LAMC 19.01 T. Home-Sharing Registration and Renewal Fees and LAMC Section 12.22.A.32(e)(5) Home-Sharing per-night fee to reflect full cost recovery.
12. REQUEST the City Attorney to draft a Private Right of Action clause for the City's Home-Sharing Ordinance that would allow any interested party to pursue Private Right of Action to enforce the law when unlawful activities occur, potentially modelled after the False Claims Act to allow a person to bring an action on behalf of the City, give the City an opportunity to intervene to ensure its interests are adequately represented; and allow the person bringing the action to share a portion of the damages, fines or penalties imposed.
13. INSTRUCT the Office of Finance to report to Council on potential tax revenue loss if the City disallowed Extended Home-Sharing registrations.

This file is now transmitted to the Planning and Land Use Management Committee.

  
 Jason Lopez  
 Legislative Assistant  
 Housing and Homelessness Committee  
 (213) 925-2208

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
BLUMENFIELD:	YES
PADILLA:	YES
DE LEÓN:	ABSENT
RODRIGUEZ:	YES

JL 12.4.2024 14-1635-S10