

MOTION

In an effort to enforce the protections outlined in the Just Cause Ordinance (JCO), the Los Angeles City Council authorized the Los Angeles Housing Department (LAHD) to collect an annual fee on all rental property owners who are not covered by the Rent Stabilization Ordinance (RSO) in the City. The annual registration fee is \$31.05, referred to as the "Just Cause Enforcement Fee," for each rental unit subject to the JCO.

To identify rental properties and reach their owners, LAHD mailed notices to properties where the occupant's name did not match that of the property owner. However, this approach has caused significant confusion—particularly among constituents in Council District 12. Our office has received numerous calls from residents reporting issues, including but not limited to:

- Receiving notices for rental properties they do not own;
- Being billed for units they live in and do not rent out, while not receiving notices for actual rental units they do own;
- Being told by LAHD that they are the 2,000th person in line for a callback;
- Calling LAHD and not receiving a response for more than three weeks.

Payment for multi-family properties was due by the last day of February 2025, while payment for rented single family homes and condos is due on June 2, 2025. If either fee remains unpaid by the due date, there will be an assessment of delinquent penalty fees and further collection activities which may result in a report to a credit reporting bureau, additional court action, or other enforcement efforts by LAHD.

While we recognize the importance of the JCO and the tenant protections it seeks to enforce, the current implementation of the fee has placed an undue burden on Angelenos—especially those who were contacted in error. Additional time for all parties is needed to resolve these issues without penalizing residents in error.

I THEREFORE MOVE that the City Council instruct LAHD to extend the payment due date for the Just Cause Enforcement Fee by three months, with the option to renew if necessary, in order to provide sufficient time to address and resolve constituent concerns related to LAHD's mailed notices.

PRESENTED BY


JOHN S. LEECouncilmember, 12th District

SECONDED BY


Irani Park

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