

MOTION

As a pet-owner in Los Angeles, it can be challenging to find a rental unit that will accept your animals. If a tenant finds a unit that will accept pets and fits the rest of their needs, most of these units charge a monthly pet rent. According to property management companies, in California this "pet rent" is usually between \$100-\$400 per pet per month, which can take a unit from fiscally feasible to out of reach.

Pet rent is charged as a recurring fee in addition to a one-time pet deposit paid at the start of a lease, which is a form of security. Per the California Civil Code, "security" means any payment, fee, deposit, or charge imposed at the beginning of a tenancy, and it can be used by the landlord to fix damage caused by the tenant. While deposits can cover repairs, that is not the purpose of rent payments; rent represents the landlord's estimated fiscal value of the unit. And while pets, like any resident, can cause wear and tear to their residence, their presence does not increase the value of the apartment.

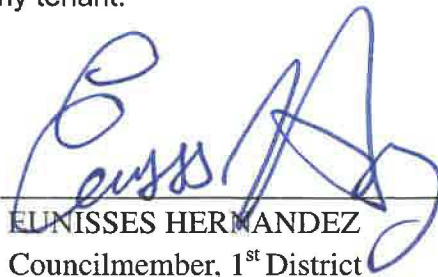
At the same time as renters are struggling to find affordable housing, our City animal shelters are facing a severe overcrowding crisis. Across the shelter system, our Department of Animal Services (DAS) is at 211% dog occupancy capacity - an issue of both inflow and outflow. Although tenancy issues are not the only contributor to this problem, people having to choose between affordability and animal companionship directly leads to pets entering the shelters. Additionally, existing tenants' inability to afford a rent increase can stop them from adopting pets out of our shelters.

I THEREFORE MOVE that the Department of Animal Services (DAS) report within the next 30 days with the following data on surrenders to the shelter within the past year:

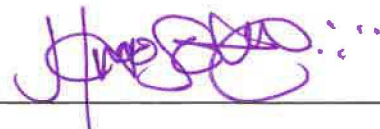
- Number of surrenders to the shelter
- Reason cited for each surrender
- Number of people who surrendered a pet that identified as a tenant

I FURTHER MOVE that the City Council request the City Attorney, with the assistance of the Los Angeles Housing Department (LAHD), draft an Ordinance within the next 30 days prohibiting landlords from charging monthly pet rent to any tenant.

PRESENTED BY:

  
 EUNISSES HERMANDEZ  
 Councilmember, 1<sup>st</sup> District

SECONDED BY:



ORIGINAL

JUL 11 2024

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