

RESOLUTION

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations or policies proposed to or pending before a local, state or federal governmental body or agency must have first been adopted in the form of a Resolution by the City Council; and

WHEREAS, the City has expanded opportunities for multifamily housing, including through its implementation of Senate Bill 79.

WHEREAS, a significant share of the new construction of multifamily housing that has become available to the market is rental stock due to a number of factors, including construction defect liability.

WHEREAS, the number of new for-sale multifamily units, known as condominiums, in Southern California has plummeted by 90 percent since 2005-2006 as described in a recent report by the UC Berkeley Turner Center for Housing Innovation.

WHEREAS, existing state regulations result in additional insurance costs for developers estimated at \$8,000 to \$18,000 more per unit for condominiums than for rental units.

WHEREAS, Assembly Bill 1903 (Wicks), reforms several aspects of construction defect liability law—a primary disincentive for developers and contractors to build condos.



WHEREAS, the “right to repair” for construction defect claims is an essential change in state law to increase the likelihood that new multi family construction will result in condominiums, a sorely needed housing type in the City to expand homeownership.

NOW, THEREFORE, BE IT RESOLVED, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2025 - 2026 State Legislative Program SUPPORT Assembly Bill 1903 (Wicks) which would change existing law related to construction defects, including applicable standards for home construction, the statute of limitations, the burden of proof, recoverable damages, and detailed prelitigation procedures in an effort reinvigorate the construction of condominium housing units.

PRESENTED BY:

  
KATY YAROSLAVSKY,  
Councilwoman, 5th District

SECONDED BY:

  
MAR 24 2026

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