November 5, 2020

**Property Services News**

**Tenant Harassment Ordinance Update**

In a special meeting on Monday, November 2, 2020, the City of Long Beach City Council voted 5-0 to approve an emergency ordinance that would prohibit landlords of residential real property from harassing their tenants by making the following behaviors/actions subject to civil litigation by aggrieved tenants:

- Providing tenants with false information about their rights;
- Failing to perform timely repairs and maintenance required by law or a lease;
- Abusing the right of access into a dwelling unit;
- Trying to persuade a tenant to move out through fraud, misrepresentation, intimidation, or coercion;
- Violating a tenant’s right to privacy, including by requesting their citizenship or protected class status;
- Communicating with a tenant in a language other than the tenant’s primary language for the purpose of intimidating, confusing, deceiving or annoying the tenant; or
- Interfering with tenants’ rights to organize and engage in concerted activities for the purpose of mutual aid and protection, among other actions prohibited in the law.

This ordinance is effective immediately for residential tenants in the City of Long Beach.

For more information, please click **HERE**

**Short-term rentals are now legal in the City of Long Beach**

On Thursday, October 29, 2020, City officials announced that the City of Long Beach has opened the registration process for it’s short-term rental (STR) program. It is hoped that by allowing short-term rentals, the City can maintain it’s long-term rental housing stock and provide residents with an opportunity to generate income. Short-term rentals are also a great way for visitors to experience “local” living in the City. This program aims to not only open up STRs but to put into place regulations that will safeguard residents by ensuring that STR activity does not threaten the character of residential neighborhoods. Also, this program will ensure the collection and timely payment of Transient Occupancy Taxes (TOT). Not all STRs will be allowed, for example un-hosted STRs and accessory
dwelling units are not eligible for registration. Although, the City Council is set to consider an item later in the month that would also allow for un-hosted stays. Keep an eye out on future updates!

For more information, please click HERE.

**Industrial Links**

*More Commercial Lenders Are Losing Patience As Debt Vultures Circle*

*What Would a Biden Victory Mean for the EB-5 Program*

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