Temporary Ban on Remodel-Driven Evictions

On Tuesday, July 6, 2021, City Council directed the City Attorney to draft a moratorium for a ban on remodel-driven evictions. The potential moratorium will protect renters in Long Beach from evictions spurred by property owners’ requests to remodel the units. The city’s current law, contained a substantial remodel loophole that allowed for tenants to be evicted if their landlord pulls building permits to carry out work, provides copies of the permits to the tenant and issues a 60-day notice to vacate. The temporary ban that could last through December 2021 while a long-term solution is worked out.

A substantial remodel is any renovation that requires work permits to be pulled and would take more than 30 days to complete. The ban applies to evictions issued after July 6, but permits can still be pulled, and work completed so long as it doesn’t result in an eviction.

The temporary ban was proposed by councilmembers Cindy Allen and Suely Saro, who both said the ban was the product of compromise and is fair to tenants and landlords. An amendment to the motion could also tries to help tenants at risk of evictions from permits pulled prior to July 6. Although, Deputy City Attorney
Rich Anthony advised the council that making the ban retroactive would likely open the city up to “substantial litigation” by owners who already have permits in hand to carry out renovations.

As of last week, the city had distributed or is in the process of distributing just over $4 million out of the over $50 million in federal and state funds it received to help renters pay unpaid rents. The deadline to apply for the program is July 11.

The council is expected to vote on the ordinance at its July 13 meeting, but the law would be effective from Tuesday night on. The city will now begin the process of meeting with tenant and property owner groups to start working out the details of the proposed renovation administration program.

For more information, please click HERE.

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