CITY OF LONG BEACH

Community Development
Housing and Neighborhood Services Bureau
411 West Ocean Boulevard, 3rd Floor, Long Beach, CA 90802
562.570.6866

NOTICE TO OWNERS OF RENTAL HOUSING UNITS REGARDING SUBSTANTIAL REMODEL BUILDING PERMITS AND REQUIREMENTS FOR NOTIFICATION OF TENANT DISPLACEMENT
Long Beach Municipal Code (LBMC), Chapter 8.99

LBMC, Chapter 8.99 sets forth requirements for Just Cause for Termination of Tenancies. Section 8.99.020 (2) No-fault just cause, allows for the displacement of existing tenants under certain circumstances. In particular, Section 8.99.020 (2) (D), Intent to demolish or to substantially remodel the residential real property allows a property owner to displace existing tenants if a rental unit is to be demolished or substantially remodeled. Institutional housing, such as hotels, licensed care facilities, and dormitories, as well as owner-occupied single-family and duplex properties are exempt.

Substantially Remodel means either of the following that cannot be reasonably accomplished in a safe manner that allows the tenant to remain living in the place and that requires the tenant to vacate the residential real property for at least 30 consecutive days: (i) the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency; (ii) the abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, state, and local laws. A tenant is not required to vacate the residential real property on any days where a tenant could continue living in the property without violating health, safety, and habitability codes and laws. Cosmetic improvements alone, including painting, decorating, and minor repairs, or other work that can be performed safely without having the property vacated, do not qualify as substantial rehabilitation.

An Owner must issue a notice to tenants to terminate a tenancy for a no-fault just cause, including substantial remodel. **All termination notices shall include a copy of all issued permits and include a description of the substantial remodel to be completed, the approximate expected duration of the substantial remodel, or if the property is to be demolished, the expected date by which the property will be demolished.** An owner is encouraged to provide a detailed scope of work from the contractor in the termination notice. The City, at any point, may provide a non-binding opinion on whether the remodeling work constitutes as substantial.

Before an owner issues a notice to terminate a tenancy for no-fault just cause, the owner shall have obtained all necessary permits for the substantial remodel from all applicable governmental agencies. Owners are also required to provide a complete list to the City of Long Beach of all tenants whose tenancies will be terminated in connection with the permitted work.

NOTIFICATION OF RELOCATION ASSISTANCE REQUIREMENTS AND CIVIL PENALTY

If an owner issues a notice to terminate a tenancy for no-fault just cause, the owner shall notify the tenant of the tenant's right to relocation assistance or rent waiver pursuant to LBMC Chapter 8.99. The relocation assistance or rent waiver shall be equal to the greater of $4,500 or two months of the tenant's rent that was in effect when the owner issued the notice to terminate the tenancy. Relocation assistance is payable directly to a tenant by an owner/owner's representative.

Any Owner of residential real property who intentionally violates LBMC Chapter 8.99 when issuing an invalid termination notice pursuant to subparagraph 2(D) of Subdivision (b), shall be liable in a civil action to the tenant for a civil penalty in an amount of to $15,000, and/or reasonable attorney's fees and costs, each as determined by the court. A tenant may enforce the provisions of subdivision (i) by means of civil action.

CITY OF LONG BEACH

Community Development
Housing and Neighborhood Services Bureau
411 West Ocean Boulevard, 3rd Floor, Long Beach, CA 90802
562.570.6866

NOTICE TO CITY OF LONG BEACH REGARDING TENANT DISPLACEMENT DUE TO DEMOLITION OR SUBSTANTIAL REMODEL

Property Address_____

Property Owner Name_____

Property Owner Address_____

Property Owner Phone Number_____

Property Owner Email Address_____

Permit Number(s)_____

Property Type

Single family _____ Owner Occupied Yes__No___
Duplex _____ Owner Occupied Yes__No___
Three or more units _____

(See Chapter 8.99.020 (f) for residential real properties that are exempt from this Ordinance)

How many units are being vacated? _____
(Owner must complete a separate form for each unit being vacated)

Unit Number_____

Tenant/Leaseholder Names	Phone Number	Email Address

_____
Total number of tenants in unit

I understand that all termination notices shall include a copy of all issued permits and include reasonably detailed information regarding each of (i) the type and scope of the substantial remodeling work, (ii) why it cannot be reasonably accomplished in a safe manner with the tenant in place, and (iii) why it requires the tenant to vacate for at least 30 days, and I hereby agree to abide by the provisions of LBMC, Chapter 8.99:

_____ _____
Owner Signature Date