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2021.

8.102.020 Definitions.

The following words and phrases, whenever used in this Chapter, shall be construed as defined in this Section:

A. Owner. The term "owner" is any person, acting as principal or through an agent, offering residential real property for rent, and includes a predecessor in interest to the owner.

B. Residential rental property. The term "residential rental property" is any dwelling or unit that is intended or used for human habitation and which is offered or is currently being utilized for rental purposes.

8.102.030 Prohibition on no fault demolition and/or substantial remodel notices and evictions.

Through December 31, 2021, the owner of residential rental property shall not issue a notice to terminate a lawful tenancy, or otherwise move to terminate a lawful tenancy, based upon (i) a permit issued by the City of Long Beach on or after July 6, 2021 and (ii) otherwise on the authority provided by Section 8.99.020(b)(2)(D) of the Long Beach Municipal Code, unless the termination is required to comply with an order issued by a government agency or court requiring that the residential rental real property be vacated; or to comport with due process, federal, or state law, which situation or circumstance shall be stated with particularity in the written notice of termination of tenancy. This Chapter may be asserted as an affirmative defense by a tenant in any unlawful detainer action brought by an Owner against a tenant. Any notice issued in violation of this Chapter shall be null and void.

1 8.102.040 Severability.

2 If any provision of this Chapter is found to be unconstitutional or
3 otherwise invalid by any court of competent jurisdiction, that invalidity shall
4 not affect the remaining provisions of this Chapter which can be
5 implemented without the invalid provisions, and to this end, the provisions of
6 this Chapter are declared to be severable. The City Council hereby
7 declares that it would have adopted this Chapter and each provision thereof
8 irrespective of whether any one or more provisions are found invalid,
9 unconstitutional or otherwise unenforceable.

10

11 Section 2. The City Clerk shall certify to the passage of this ordinance by
12 the City Council of the City of Long Beach and shall cause the same to be posted in three
13 conspicuous places in the City of Long Beach.

14 Section 3. Pursuant to Section 211 of the City Charter, the City Council
15 hereby finds that the ongoing statewide housing crisis and displacement of low-income
16 and other vulnerable populations constitutes an emergency requiring immediate action in
17 order to protect the public health and safety. Therefore, this ordinance is an emergency
18 ordinance duly adopted by the City Council by a vote of five of its members and shall take
19 effect on July 13, 2021. The City Clerk shall certify to a separate roll call and vote on the
20 question of the emergency of this ordinance and to its passage by the vote of five
21 members of the City Council of the City of Long Beach, and cause the same to be posted
22 in three conspicuous places in the City of Long Beach.

23 Section 4. This ordinance shall also be adopted by the City Council as a
24 regular ordinance, to the end that in the event of any defect or invalidity in connection
25 with the adoption of this ordinance as an emergency ordinance, the same shall,
26 nevertheless, be and become effective on the thirty-first (31st) day after it is approved by
27 the Mayor. The City Clerk shall certify to the passage of this ordinance by the City
28 Council of the City of Long Beach and shall cause the same to be posted in three (3)

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802-4664

1 conspicuous places in the City of Long Beach.

2 I hereby certify that on a separate roll call and vote which was taken by the
3 City Council of the City of Long Beach upon the question of emergency of this ordinance
4 at its meeting of July 13 , 2021, the ordinance was declared to be an
5 emergency by the following vote:

6 Ayes: Councilmembers: Zendejas, Allen, Price, Supernaw,
7 Mungo, Saro, Uranga, Richardson.

8 _____

9 Noes: Councilmembers: None.

10 _____

11 Absent: Councilmembers: Austin.

12 _____

13 Recusal(s): Councilmembers: None.

14 _____

15 _____

16 I further certify that thereafter, at the same meeting, upon a roll call and
17 vote on adoption of the ordinance, it was adopted by the City Council of the City of Long
18 Beach by the following vote:

19 Ayes: Councilmembers: Zendejas, Allen, Price, Supernaw,
20 Mungo, Saro, Uranga, Richardson.

21 _____

22 Noes: Councilmembers: None.

23 _____

24 Absent: Councilmembers: Austin.

25 _____

26 Recusal(s): Councilmembers: None.

27 _____

28 //

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I further certify that the foregoing ordinance was thereafter adopted on final reading by the City Council of the City of Long Beach at its meeting of _____, 2021, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

Recusal(s): Councilmembers: _____


Clerk

Approved: 7/15/21
(Date)


Mayor

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA) ss
COUNTY OF LOS ANGELES)
CITY OF LONG BEACH)

Tamela Austin being duly sworn says: That I am employed in the Office of the City Clerk of the City of Long Beach; that on the 15th day of July, 2021, I posted three true and correct copies of Emergency Ordinance No. ORD-21-0022 in three conspicuous places in the City of Long Beach, to wit: One of said copies in the lobby of Civic Chambers; one of said copies in the Main Library; and one of said copies on the front counter of the Office of the City Clerk.



Subscribed and sworn to before me
This 15th day of July 2021.



CITY CLERK