



County of Los Angeles

January 21, 2025

Dawyn R. Harrison
County Counsel

Board of Supervisors

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Supervisor, First District

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Supervisor, Second District

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Supervisor, Third District

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Supervisor, Fourth District

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Supervisor, Fifth District



The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: Rental Protections and Short-Term Rentals Resolution
Following Proclamation of Existence of a Local Emergency
for the January 2025 Windstorm and Critical Fire Events
(01/14/25 Board Agenda; Item No. 31-A)**

Dear Supervisors:

On January 14, 2024, your Board directed our office to return to the Board with a draft resolution providing: (1) eviction protections specific to tenants with an additional person(s) or unauthorized pet(s) as a result of the January 2025 Windstorm and Critical Fire Events; and (2) to temporarily allow Short-Term Rentals hosts to have multiple Short-Term Rental ("STR") listings at a time, to allow Accessory Dwelling Units ("ADUs") and Junior ADUs to be used for STR, and other necessary associated amendments to allow increased Short-Term Rentals to house households displaced by the fires. Attached is the resolution for your Board's consideration.

Very truly yours,

DAWYN R. HARRISON
County Counsel

DRH

Attachment

**RENTAL PROTECTIONS AND SHORT-TERM RENTALS RESOLUTION
FOLLOWING PROCLAMATION OF EXISTENCE OF A LOCAL EMERGENCY
FOR THE JANUARY 2025 WINDSTORM AND CRITICAL FIRE EVENTS**

WHEREAS, on January 7, 2025, the Chair of the Board of Supervisors ("Board") of the County of Los Angeles ("County") proclaimed, pursuant to the California Emergency Services Act (Government Code section 8550 et seq.) and Chapter 2.68 of the Los Angeles County Code ("County Code"), and the Board ratified on January 14, 2025, the existence of a Local Emergency for the January 2025 Windstorm and Critical Fire Events ("Local Emergency") that have been impacted by severe and life-threatening windstorms and resulting wind-driven destructive fires, which include the Palisades Fire, Eaton Fire, Hurst Fire, Kenneth Fire ("January 2025 Windstorm and Critical Fire Events"), and multiple other fires throughout the County;

WHEREAS, the Local Emergency has displaced thousands of residents due to the damage or destruction of their housing;

WHEREAS, residential tenants in the unincorporated County have offered shelter to those displaced by the Local Emergency and these tenants require rental protections while providing shelter for those displaced and their pets;

WHEREAS, those displaced by the Local Emergency are in immediate need of housing and temporarily suspending restrictions on short-term rentals ("STR") in the unincorporated areas will provide additional housing options; and

WHEREAS, pursuant to Government Code section 8634 and County Code Section 2.68.150, during a local emergency, the Board, or, in the following priority order, the Chair of the Board, Chief Executive Officer, or the Sheriff may promulgate orders or regulations for the protection of life and property.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES DOES HEREBY PROCLAIM, RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

1. A tenant who resides within the unincorporated County shall not be evicted based on the presence of unauthorized occupants or pets, if the unauthorized occupants or unauthorized pets are displaced due to the January 2025 Windstorm and Critical Fire Events. This protection shall constitute an affirmative defense for a tenant in any unlawful detainer action brought pursuant to California Code of Civil Procedure section 1161, as amended, and any other civil action seeking repossession.

2. Certain restrictions on STRs as set forth Title 7 of the County Code shall be suspended to allow the increased use of STRs as a means of providing additional housing for those ~~displaced~~ impacted by the Local Emergency. STR hosts will be allowed to:

- Offer and advertise more than one STR for use by people who are impacted by the January 2025 Windstorm and Critical Fire Events or who are aiding in recovery efforts;

- Offer and advertise Accessory Dwelling Units ("ADU") for use as an STR by people who are impacted by the January 2025 Windstorm and Critical Fire Events or who are aiding the recovery efforts;

- Offer and advertise Vacation Rentals for use as an STR by people who are impacted by the January 2025 Windstorm and Critical Fire Events or who are aiding the recovery efforts;

- Offer unlimited Un-Hosted stays, exceeding the current 90-night maximum, for use by people who are impacted by the January 2025 Windstorm and Critical Fire Events or who are aiding in recovery efforts.

The STR host and platform shall be responsible for confirming the guest's eligibility.

3. This Rental Protections And Short-Term Rentals Resolution shall take effect immediately upon its passage. Except as otherwise indicated, all provisions stated herein shall apply commencing January 7, 2025, and shall remain in effect through May 31, 2026, unless revised, renewed, or repealed by the Board of Supervisors, or its designee.

The foregoing Rental Protections and Short-Term Rentals Resolution was on the 21st day of January 2025, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.



EDWARD YEN, Executive Officer
Clerk of the Board of Supervisors
of the County of Los Angeles

By LaChelle Smitherman
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By: Behnaz Jashatkar
Deputy