



California Apartment Association
Los Angeles County

January 12, 2026

Board of Supervisors
County of Los Angeles
VIA EMAIL

Item 53-B: Request for Phase Out – Penal Code 396

Dear Supervisors,

On behalf of the California Apartment Association, we respectfully request that the County begin the process of phasing out the Penal Code 396 emergency measures adopted in response to the January 2025 wildfire emergency. These provisions have served as an important safeguard for residents during a challenging period, and the CAA has strongly supported efforts to hold violators accountable.

We request that the County establish a clear and definitive end date for rescinding these emergency provisions. As recovery efforts have progressed and conditions have improved, it is appropriate to begin planning for its conclusion. Notably, vacancy rates in the County have been above 5 percent. Allowing the Penal Code 396 emergency provisions to sunset would help support a return to normal market operations, encourage the reintroduction of critically needed homes currently being withheld from the market, and provide necessary flexibility for housing providers while maintaining compliance with standard state and local housing laws.

We appreciate the County's leadership and the balanced approach taken throughout the recovery process. Thank you for your consideration of this request and for your continued commitment to the wellbeing of Los Angeles County residents.

Sincerely,

Fred Sutton
California Apartment Association