



CITY OF MANHATTAN BEACH CITY HALL

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TO: Honorable Mayor and Members of the City Council

FROM: Quinn Barrow, City Attorney

MEETING: City Council Regular Meeting, December 21, 2021

SUBJECT: Agenda Item No. 14 – Consideration of Introducing Ordinance No. 21-0008 Amending Urgency Ordinance No. 20-0012-U, as Subsequently Amended, to Rescind Residential Eviction Regulations

DATE: December 21, 2021

SUPPLEMENTAL ATTACHMENT

- PowerPoint Presentation



RESIDENTIAL EVICTION REGULATIONS

DECEMBER 21, 2021 CITY COUNCIL MEETING



LIMITED REGULATION OF RESIDENTIAL EVICTIONS

No landlord shall endeavor to evict a residential tenant for nonpayment of rent that became due during the period from March 17, 2020, to February 17, 2022, if:

1. The tenant complied with all provisions of the proposed ordinance and the 2020 Eviction Ordinance that applied to the tenant during the period from March 17, 2020, to February 17, 2022, and
2. The tenant is complying with the tenant's rent repayment obligations under the proposed ordinance.



REPAYMENT TO RESIDENTIAL LANDLORDS

- Nothing in the proposed ordinance relieves the residential tenant of liability for the unpaid rent that became due during the period from March 17, 2020, to February 17, 2022, which the tenant must pay on or before September 1, 2022.
- A landlord may not charge or collect a late fee for rent that is delayed for the reasons stated in the ordinance; nor may a landlord seek rent that is delayed for the reasons stated in the ordinance through the eviction process.



COMMERCIAL EVICTIONS

No Substantive Change to City's Regulation of Commercial Evictions

- The proposed ordinance restates – without any substantive changes – the City's existing protections of commercial tenants.



ORDINANCE TIMELINE

If Ordinance No. 21-0008 is introduced tonight as drafted, and adopted on January 18, the following dates are applicable:

1. **December 21:** (first reading)
2. **January 18:** (second reading)
3. **February 17:** effective date (30 days after second reading)
4. **March 1:** first monthly rental payment due after effective date
5. **September 1:** deadline to pay all rent deferred due to COVID-19 related financial difficulties (The initial urgency ordinance (20-0012) required payment of all deferred rent within six months after the emergency expires)

(NOTE: Depending on when the ordinance is adopted, or Council direction, the above dates may change)

