

**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, dormitories. Owner-occupied single-family and duplex properties are also exempt.

Substantially Remodel means the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency, or the abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, state, and local laws, that cannot be reasonably accomplished in a safe manner with the tenant in place and that requires the tenant to vacate the residential real property for at least 30 days. Cosmetic improvements along, including painting, decorating, and minor repairs, or other work that can be performed safely without having the residential real property vacated, do not qualify as substantial rehabilitation or remodel.

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 reasonably detailed information regarding each of (i) the 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.

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.

**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 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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Total number of tenants in unit

I hereby agree to abide by the provisions of LBMC, Chapter 8.99:

Owner/Authorized Agent Signature

Date

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.