

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY OF CULVER CITY, STATE OF CALIFORNIA AMENDING CHAPTER 15.02 (BUILDINGS, STRUCTURES AND EQUIPMENT) OF THE CULVER CITY MUNICIPAL CODE TO ADD A NEW SECTION 15.02.025 TITLED CONTRACTOR TRANSPARENCY REQUIREMENTS TO REQUIRE CONTRACTORS APPLYING FOR PERMITS TO DISCLOSE LABOR VIOLATIONS

WHEREAS, the City of Culver City (the "City") fosters a culture of accountability and safety among companies and organizations that transact business in the City; and

WHEREAS, the City strives to protect human rights, workers' rights, and eradicate labor exploitation by identifying and addressing labor violations, including but not limited to wage theft; and

WHEREAS, the City recognizes that companies and organizations' compliance with labor standards enhances public health, safety, and welfare and is in the best interest of the City and its community; and

WHEREAS, the City desires to require contractors to disclose any pending or final determinations for state or federal labor violations within the prior five (5) years, and make the same disclosures applicable only to projects involving 20 or more residential dwelling units or 20,000 or more square feet of commercial or industrial development; and

WHEREAS, these disclosures are intended to uphold fair labor and business practices for contractors undertaking certain projects.

NOW, THEREFORE, the City Council of the City of Culver City, California, **DOES HEREBY ORDAIN** as follows:

SECTION 1: A new section 15.02.025 (Contractor Transparency Requirements) is hereby added to Chapter 15.02 (Buildings, Structures and Equipment) of the City of Culver City Municipal Code, to read as follows:

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2 **§ 15.02.025 CONTRACTOR TRANSPARENCY REQUIREMENTS**

3 A. No permit required by this Chapter or Chapter [15.03](#) shall be issued to
4 an applicant unless the applicant complies with this section.

5 B. Definitions. For the purposes of this section, the following definitions
6 apply:

7 1. “Contractor” shall mean any person except a licensed architect or a
8 registered civil engineer acting solely in his professional capacity,
9 who in any capacity other than as the employee of another with
10 wages or salary as his sole compensation, undertakes to, or offers
11 to undertake, or purports to have the capacity to undertake to, or
12 submits a bid to, or does himself or by or through others construct,
13 alter, repair, add to, subtract from, improve, move, wreck, or
14 demolish any building, or other structure, project, development,
15 improvement, or any part thereof, including the erection of
16 scaffolding or other structures or work in connection therewith. The
17 contractor shall include a subcontractor or specialty contractor but
18 shall not include anyone who merely furnishes materials or supplies
19 without fabricating them into or consuming them in the performance
20 of the work of the contractor.

21 2. “Permit” shall mean a building permit issued under this Chapter or
22 Chapter [15.03](#).

23 3. “Person” shall mean any individual, receiver, administrator, executor,
24 assignee, trustee in bankruptcy, trust, estate, firm, partnership, joint
25 venture, club, company, joint stock company, business trust,
26 domestic or foreign corporation, association, syndicate, society or
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1 any group of individuals acting as a unit, whether mutual,
2 cooperative, fraternal, nonprofit or otherwise.

- 3 4. "Project" shall mean any development project within the City
4 consisting of 20 or more new or added residential dwelling units or
5 the addition of 20,000 or more square feet of commercial or industrial
6 development.

7 C. No Person shall be issued a Permit unless the Person is:

- 8 1. A licensed Contractor licensed by the California Contractors State
9 License Board;
10 2. An employee, agent or authorized representative of a licensed
11 Contractor;
12 3. The property owner performing his or her own work; or
13 4. An agent of the property owner.

14 D. A Person applying for a Permit shall submit the following information
15 prior to Permit issuance:

- 16 1. A list of all subcontractors and verification of each subcontractor's
17 state contractor license and license category, and City business
18 license. No Person shall contract or subcontract construction work
19 without a valid Contractor's license pursuant to applicable provisions
20 of the California Business and Professions Code.
21 2. Whether there are any pending or final determinations pertaining to
22 state or federal labor violations and whether any penalties were paid
23 to any government agencies related to such violations within the prior
24 five (5) years, for Contractor and all proposed subcontractors.
25 3. A certification that the information submitted as required by
26 subsection D is true and correct.

1 E. In the event that the applicant cannot provide a list of valid
2 subcontractors and the information required above prior to Permit
3 issuance, the applicant shall provide to the City, prior to commencement
4 of any work pursuant to said Permit, all information required by
5 subsection D.

6 F. Failure to provide all information required under subsection D, including
7 valid and current subcontractor listings prior to commencing work, or
8 failure to comply with subsection G, shall result in one or more of the
9 following:

- 10 1. Issuance of a Stop Work Order;
- 11 2. Revocation of the Permit; and
- 12 3. The Permit applicant paying a penalty for default to the City in an
13 amount equal to the original Permit fee for each violation in order to
14 defray City costs of enforcement of this section.

15 G. The information required by subsection D shall be required at the time
16 any new Contractor or subcontractor is added to the Permit. If at any
17 time after Permit issuance a change occurs in any information submitted
18 to the City pursuant to this section, including addition of a subcontractor,
19 Contractor shall submit updated information to the City within 72 hours
20 of Contractor acquiring knowledge of such change, excluding weekends
21 and national holidays. If a Contractor is a subcontractor, the
22 subcontractor must submit updated information to the Contractor within
23 72 hours of subcontractor acquiring knowledge of such change,
24 excluding weekends and national holidays.

25 H. Any work performed prior to satisfying the requirements of this section
26 shall be deemed performed without the required Permit.

1 **SECTION 2:** City Council hereby declares that, if any provision, section,
2 subsection, paragraph, sentence, phrase or word of this Ordinance is rendered or
3 declared invalid or unconstitutional by any final action in a court of competent
4 jurisdiction or by reason or any preemptive legislation, then the City Council would
5 have independently adopted the remaining provisions, sections, subsections,
6 paragraphs, sentences, phrases, or words of this Ordinance, and as such they shall
7 remain in full force and effect.

8 **SECTION 3:** Pursuant to Section 619 of the City Charter, this Ordinance
9 shall take effect thirty (30) days after its adoption. Pursuant to Section 616 and 621 of
10 the City Charter, prior to the expiration of fifteen (15) days after the adoption, the City
11 Clerk shall cause this Ordinance, or a summary thereof, to be published in the Culver City
12 News and shall post this Ordinance or a summary thereof in at least three (3) places
13 within the City.

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15 APPROVED and ADOPTED this _____ day of _____ 2025.

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18 _____
DAN O'BRIEN, MAYOR
City of Culver City, California

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21 ATTEST:

APPROVED AS TO FORM:

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23 _____
JEREMY BOCCHINO
24 City Clerk

25 _____
HEATHER BAKER
26 City Attorney
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