City of Culver City

Staff Report

File #: 26-80, **Version:** 2 **Item #:** A-1.

SHHS: ACTION ITEM - Discuss Proposed Changes to the Rent Control and Tenant Protections Ordinances and Review Amendments to CCMC 15.09.200 Rent Control and CCMC 15.09.300 Tenant Protections

Meeting Date: October 7, 2025

Contact Person/Dept.: Shannon Louis, Housing and Human Services Department

Phone Number: (310) 253-5787

Fiscal Impact: Yes [] No [X] **General Fund: Yes [] No [X]**

Attachments: Yes [] No [X]

Public Notification: (E-Mail) Meetings and Agendas - Housing and Homelessness Subcommittee (10/02/2025)

Department Approval Name, Title Date: Tevis Barnes, Housing and Human Services Director (10/02/2025)

RECOMMENDATION

Staff recommends the Council Standing Housing and Homelessness Subcommittee discuss the proposed changes to the Rent Control and Tenant Protections Ordinances (Ordinances) and review amendments to and cleanup of the CCMC 15.09.200 Rent Control and CCMC 15.09.300 Tenant Protections.

BACKGROUND

On September 29, 2020, the City Council adopted Ordinance No. 2020-14 and Ordinance No. 2020-15, which amended CCMC Chapter 15.09 to add two new subchapters establishing permanent residential rent control and tenant protections. The details of these provisions are discussed below.

At its May 24, 2021, meeting, City Council approved an annual registration fee of $167 per residential rental unit, as well as fees for late payment, failure to register, and change in rental property ownership with the initial rent registration fee due July 31, 2021, and every July thereafter.

DISCUSSION

Since the inception of the Rent Control and Tenant Protections Program, staff has been analyzing feedback from the public on the implementation and enforcement of both the Rent Control Ordinance and Tenant Protections Ordinance. In consideration of feedback received and in alignment with the protections extended to tenants by other jurisdictions, staff has identified various areas of the Ordinances that can benefit from clarifying changes and a cleanup. Staff has identified the following areas of opportunity within the Code:

- Replace “Housing Division” with “Housing and Human Services Department” in all sections to reflect the recently formed department
- Revise Section 15.09.215 to announce the maximum permissible increase on an annual basis versus monthly in alignment with other cities and for ease of understanding for the public
- Clarify that the notice mentioned in Section 15.09.310.B.4 pertains to the tenants right to be notified of the applicability of the Tenant Protections Ordinance eviction protections after 12 months or more
- Clarify that the definition of Rent includes the sum of all fees charged to a tenant
- Clarify the exemption language outlined in Section 15.09.230 to provide the Housing and Human Services Department discretion in approving registration exemptions beyond vacancies
- Clarify Section 15.09.310.A.2. application to tenancies ending due to the expiration of a 12-month lease agreement
- Update the language outlined in Section 15.09.230 to include change in ownership as a requirement for updating the registry outlined in Section 15.09.230
- Update the exemptions in Section 15.09.210 to explicitly outline when senior and assisted living centers are subject to the ordinance requirements
- Clarify exemptions in Section 15.09.210 that duplexes are not exempt from Culver City's ordinance protections
- Update the language in Section 15.09.215.D.2.b. to reflect when a rent increase can be imposed for a tenancy of 12 months or more
- Determine when Capital Improvements will include substantial renovations in Section 15.09.225
- Update Capital Improvement Section 15.09.225 to identify requirements for sharing decision with respondents
- Update Application for Rent Adjustment Section 15.09.220 to identify requirements for sharing decision with respondents
- Update Petition for Noncompliance Section 15.09.235 to identify requirements for sharing decision with respondents
- Remove Application for Rent Adjustment, Petition for Noncompliance, and Capital Improvement decision delivery requirements from Section 15.09.240 and relocate to respective sections
- Change name of the Rent Control Ordinance to reflect Rent Stabilization versus Rent Control as the ordinance stabilizes rents and does not have total control over rent increases issued
- Determine if a loss of bedroom should be considered as a Housing Service loss and considered in the protections extended in Section 15.09.215
- Determine if the tenant agreement requirement should remain for owner occupancies and if so, what could demonstrate or constitute a disagreement in Section 15.09.320.B.1.b
- Clarify Section 15.09.335 to identify that the specific buyout amount must be explicitly stated

- Identify that the City will specify how daily per diems are identified (for example, GSA daily rate) in Section 15.09.330.E.4 outlining relocation assistance requirements
- Expressly state that Ellis Act protections apply to the removal of rental units from the rental market pursuant to state law as described in Section 15.09.320.A.2 and add recitation of Ellis Act protections to the Tenant Protections Ordinance.
- Clarify that exemption forms for fees after the August 31st grace period will not be accepted or considered for a fee waiver
- Clarify that rent adjustments may be captured in addition to the annual maximum permissible rent increase
- Determine if security deposits should be subject to a cap beyond the maximum outlined by State law
- Determine if small landlords must be a natural person to pursue a landlord occupancy
- Clarify that a landlord may recover possession of an occupied unit if there is a vacant unit on the lot with the same amount of rooms
- Clarify that individual rooms being rented out within single family home, condo or townhome are subject to the Rent Control Ordinance
- Clarifying that separate agreements and contracts for housing services on the premises of the rental unit are subject to Rent Control Ordinance
- Specify that registration fee pass-throughs were only allowable for the first registration and only if the tenant continuously occupied the unit between August 2019 and October 31, 2020

The clean up ordinance is tentatively scheduled for consideration at the November 10, 2025 City Council meeting.

FISCAL ANALYSIS

None

ATTACHMENTS

None

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