

Mike Feuer  
City Attorney

Dear Mr. Feuer:

The Neighborhood Council of Westchester/Playa Board of Directors (“NCWP”) is writing to convey its support for the position taken by the Los Angeles Neighborhood Council Coalition regarding short term rentals. It is now clear that short term rentals are illegal in Los Angeles’ residential neighborhoods, and Whereas the City Attorney has consistently refused to prosecute short-term rental violations in the City of Los Angeles.

NCWP urges City Attorney Mike Feuer to enforce the law as required by the Charter, and immediately prosecute short-term rental zoning violations in the City of Los Angeles.

NCWP demands that if after 60 days of this notice, Mr. Feuer does not start enforcement, City Council take action to hire a private law firm to start enforcement procedures and reallocate the City Attorney’s budget to pay for those services.

ALL Short-Term Rentals (“Airbnb” is commonly known terminology) are illegal in Residential Zones in the City of Los Angeles. L.A.M.C section 12.21(A) (1) (a). A short-term rental is a rental that lasts fewer than 30 days. It is illegal to “AirBnB”(short-term rent) any portion of an apartment or house, regardless of whether you are a tenant or a landlord.

If you are tenant in a residential zone, it is irrelevant whether you have a written agreement with your landlord permitting you to do AirBnB. The agreement is considered illegal and unenforceable and the landlord can still evict you if he so chooses, at any time. You can also be prosecuted regardless of landlord permission. It is a misdemeanor punishable by up to 6 months imprisonment. LAMC Section 11(m).

If you are a rent-controlled tenant in a residential zone, Airbnb-ing your apartment is grounds for eviction, because rent-controlled tenants are not permitted to use their apartments for an “illegal purpose”

We support a private right of action to enforce violations of ordinances relating to short-term tenancies in residential neighborhoods.

Sincerely,

Cyndi Hensch, President