

**TENANT RELOCATION  
ASSISTANCE--CONVERSIONS**  
*Ordinance No. 153,592 (Effective 5/11/80)*

**SEC. 47.06 -- TENANT RELOCATION ASSISTANCE WHERE APARTMENTS ARE TO BE CONVERTED.**

A. **Statement of Purposes.** At the present time, there is a critically short supply of rental housing in the City of Los Angeles. Many rental housing units have been removed from the rental market through conversion to condominiums, stock cooperatives, community apartment projects, hotels and commercial uses. Tenants who are evicted due to conversion are experiencing serious difficulties in locating comparable replacement rental housing. These difficulties are particularly acute for elderly tenants and those with physical limitations, particularly the handicapped and disabled. In addition, families with minor dependent children face greater relocation difficulties than families without such children.

The City's condominium conversion ordinance addresses these grave public health and welfare problems in the context of new conversions of existing rental units to various forms of divided ownership. However, that ordinance does not provide assistance to tenants displaced due to the conversion of their rental units to condominiums, stock cooperatives or community apartment projects exempted from the new conversion ordinance, or to hotels. Additionally, in some instances tenants displaced due to conversions already approved by the City (under the previous conversion ordinance) are not receiving relocation assistance, yet often face similar relocation difficulties.

Since the conversion of rental units to condominiums, stock cooperatives, community apartment projects, hotels and commercial uses is a substantial cause of the rental housing shortage, the City Council finds and declares that it would be just and proper for the subdividers who may enjoy the benefits of such conversions to assist tenants who are displaced by the conversion activity and who otherwise would be forced to bear the burdens of displacement without any assistance. The Council also finds that the necessity for relocation assistance is significantly less for the tenants of luxury apartment units.

B. **Definitions.** For purposes of this Section, the definitions in Section 12.03 of this Code and the following definitions shall apply:

**Landlord:** An owner, lessor, or sublessor (including any person, firm, corporation, partnership, or other entity) who receives or is entitled to receive rent for the use of any rental unit, or the agent, representative or successor of any of the foregoing.

**Notice of Termination:** The notice of intention to terminate tenancy, whether given by a landlord or by a tenant, provided for by California Civil Code Section 1946. (*Amended by Ord. No. 155,397, Eff. 8/2/81.*)

**Qualified Tenant:** Any tenant who satisfies any of the following criteria on the date said tenant gives or receives a Notice of Termination; has attained age 62; is handicapped as defined in Section 50072 of the California Health and Safety Code; is disabled as defined in Title 42 United States Code No. 423; or is a person residing with and on whom is legally dependent (as determined for federal income tax purposes) one or more minor children. (*Amended by Ord. No. 162,743, Eff. 9/24/87.*)

**Rental Unit:** Each dwelling unit, efficiency dwelling unit, guest room, and suite in the City of Los Angeles, as defined in Section 12.03 of this Code together with the land and building appurtenant thereto, and all housing services, privileges, furnishings and facilities supplied in connection with the use or occupancy thereof, including garage and parking facilities. The term shall not include:

1. A one-family dwelling, except where three or more dwelling units are located on the same lot;

2. Housing accommodations in hotels, motels, inns, tourist homes and boarding and rooming houses, provided that at such time as an accommodation has been occupied by one or more of the same tenants for sixty (60) days or more such accommodation shall become a rental unit subject to the provisions of this section.

3. Housing accommodations in any hospital, convent, monastery, extended medical care facility, asylum, non-profit home for the aged, fraternity or sorority house, or housing accommodations owned, operated or managed by an institution of higher education, a high school or an elementary school for occupancy by its students.

4. Housing accommodations which a government unit, agency or authority owns, operates, or manages, or which are specifically exempted from municipal rent regulations by state or federal law or administrative regulation.

5. Luxury housing accommodations wherein as of May 31, 1978 the rent charged per month was at least \$302.00 for a unit with no bedrooms, \$420.00 for a unit with one bedroom; \$588.00 for a unit with two bedrooms; \$756.00 for a unit with three bedrooms; and \$823.00 for a unit with four bedrooms or more.

6. Mobile home.

**Tenant:** A tenant, subtenant, lessee, sublessee, or any other person entitled to use or occupancy of a rental unit. Tenant does not include any person who: (1) is residing in a conversion project and intends to purchase a unit in such project after conversion has been accomplished, or who intends to reside with such a purchaser, or (2) received actual written notice, prior to entering into a written or oral agreement to become a tenant, that an application to convert the building to a condominium, stock cooperative or community apartment project was on file with the City or had already been approved, whichever the case may be.

C. **Relocation Assistance Required.** In connection with the conversion of a building into a condominium, community apartment or stock cooperative, as those terms are defined in California Government Code and Business and Professions Code, or into a hotel or apartment hotel, or to a use permitted in any commercial zone, the landlord shall provide relocation assistance to each tenant in accordance with Subsection D. This subsection shall not apply where a subdivision map application for condominiums, stock cooperative or community apartment purposes was filed for approval with the City prior to the issuance of the original certificate of occupancy for the building. A landlord's obligation to comply with Subsection D does not exist prior to the time the landlord gives the notice of intention to convert required by Government Code Section 66427.1. (*Amended by Ord. No. 155,397, Eff. 8/2/81.*)

D. **Relocation Assistance.** Relocation assistance, where required by the preceding subsection, shall be provided in accordance with the following provisions.

1. **Landlord's Responsibility.**

a. The landlord shall:

(1) Make available to each tenant, at no cost, a reasonably complete and current list of vacant and available rental units within a one and one half mile radius of the building being converted, which units are comparable as to size and amenities to the unit occupied by the tenant, and

(2) Make a reasonable and good faith effort to assure that tenants without cars are driven, at no cost, and tenants with cars are assisted, in order to inspect replacement rental units, and

(3) Hire an ambulance or similar vehicle, at no cost to the tenant, and otherwise take reasonable steps to assist any disabled or handicapped tenant with relocation-related activities, and

(4) Pay a relocation fee of \$5,000 to qualified tenants and a \$2,000 fee to all other tenants in order to assist such tenants in meeting costs of relocation, higher rents for replacement housing, and related expenses, which payments shall be made as follows:

(a) The entire fee shall be paid to a tenant who is the only tenant in a rental unit;

(b) If a rental unit is occupied by two or more tenants, any one of whom is a qualified tenant, then each tenant of the unit shall be paid a pro-rata share of the \$5,000 fee;

(c) If a rental unit is occupied by two or more tenants, none of whom is a qualified tenant, then each tenant of the unit shall be paid a pro-rata share of the \$2,000 fee.

In no event shall the landlord be liable to pay more than \$5,000 to all tenants residing in a unit in which at least one qualified tenant lives, or to pay more than \$2,000 to all tenants residing in a unit in which no tenant is a qualified tenant. If a tenant is entitled to monetary relocation benefits pursuant to city administrative agency action or any provision of local, state or federal law, then such benefits shall operate as a credit against any fee required to be paid to the tenant under this section. *(Amended by Ord. No. 162,743, Eff. 9/24/87.)*

b. In lieu of the assistance provided for in paragraph above, the landlord may elect to relocate any tenant into a comparable replacement rental unit satisfactory to the tenant and pay all actual costs of relocating the tenant up to a maximum of \$5,000 per household. A tenant may not unreasonably withhold approval of a replacement rental unit offered by the landlord. For purposes of this provision only, comparability shall be determined from the following factors: size; price; location; proximity to medical and recreational facilities, parks, community centers, shops, transportation, schools, churches, and synagogues; and amenities. *(Amended by Ord. No. 162,743, Eff. 9/24/87.)*

## 2. When Assistance Shall be Provided.

a. **List of Available Rental Units.** The landlord shall perform the acts described in Subparagraph (1) of Paragraph a of Subdivision 1 above for the period beginning on or before the service of either the 180 days notice of intention to convert, or the Notice of Termination, whichever occurs first, until the date of termination set forth in the Notice of Termination.

b. **Transportation.** The landlord shall perform the acts described in Subparagraphs (2) and (3) of Paragraph a of Subdivision 1 above for the period beginning on or before the service of the 180 days notice of intention to convert, described in Government Code Section 66427.1 (c), until the date of termination set forth in the Notice of Termination.

c. **Monetary Assistance.** The landlord shall perform the acts described in Subparagraph (4) of Paragraph a of Subdivision 1 above within 15 days of service of the Notice of Termination.

d. **Replacement Housing.** In lieu of the acts described in Paragraph a of Subdivision 1 above, the landlord may perform the acts described in Paragraph b of Subdivision 1 within 15 days of service of the 180 days notice of intention to convert described in Government Code Section 66427.1 (c). *(Amended by Ord. No. 155,397, Eff. 8/2/81.)*

E. **Civil Remedies.** In an action by a landlord to recover possession of a rental unit, a tenant may raise as an affirmative defense the failure of the landlord to comply with Subsection D of this section. In addition, any landlord who fails to provide monetary relocation assistance to a tenant as required by this section shall be liable in a civil action to the tenant to whom such assistance is due for damages in the amount the landlord has failed to pay, together with reasonable attorney fees and costs as determined by the court. *(Amended*

*by Ord. No. 155,397, Eff. 8/2/81.)*

**F. Applicability.**

1. This section, as enacted in Ordinance No. 153,251, shall apply to judicial proceedings to recover possession of a rental unit occupied by a qualified tenant commenced on or after December 15, 1979 and before April 1, 1980.

2. This section, as amended herein, shall apply to judicial proceedings to recover possession of a rental unit occupied by a tenant commenced on or after April 1, 1980.

**TENANT RELOCATION  
ASSISTANCE--DEMOLITIONS**  
*Ordinance No. 153,591 (Effective 5/11/80)*

**SEC. 47.07 -- TENANT RELOCATION ASSISTANCE WHERE APARTMENTS ARE TO BE DEMOLISHED.**

A. **Statement of Purposes.** The provisions of this section are intended to provide relocation assistance to tenants facing eviction due to demolition or removal of their building to another site. Such assistance is required for the reasons stated in Section 47.06.

B. **Definitions.** For purposes of this section, the definitions in Section 12.03 of this Code and the following definitions shall apply:

**Landlord:** An owner lessor or sublessor (including any person, firm, corporation, partnership, or other entity) who receives or is entitled to receive rent for the use of any rental unit, or the agent, representative or successor of any of the foregoing.

**Notice of Termination:** The notice of intention to terminate tenancy, whether given by a landlord or by a tenant, provided for by California Civil Code Section 1946. (*Amended by Ord. No. 155,397, Eff. 8/2/81.*)

**Qualified Tenant:** Any tenant who satisfies any of the following criteria on the date said tenant gives or receives a Notice of Termination: has attained age 62; is handicapped as defined in Section 50072 of the California Health and Safety Code; is disabled as defined in Title 42 United States Code No. 423; or is a person residing with and on whom is legally dependent (as determined for federal income tax purposes) one or more minor children. (*Amended by Ord. No. 162,743, Eff. 9/24/87.*)

**Rental Unit:** Each dwelling unit, efficiency dwelling unit, guest room, and suite in the City of Los Angeles, as defined in Section 12.03 of this Code, together with the land and buildings appurtenant thereto, and all housing services, privileges, furnishings and facilities supplied in connection with the use or occupancy thereof, including garage and parking facilities. The term shall not include:

1. A one-family dwelling, except where three or more dwelling units are located on the same lot.
2. A two-family dwelling, provided that one dwelling unit therein is occupied by a record owner of the property.
3. An apartment house or apartment hotel, provided that such house or hotel contains at most three dwelling units and one such dwelling unit is occupied by a record owner of the property.
4. Housing accommodations in hotels, motels, inns, tourist homes and boarding and rooming houses, provided that at such time as an accommodation has been occupied by one or more of the same tenants for sixty (60) days or more such accommodation shall become a rental unit subject to the provisions of this section.
5. Housing accommodations in any hospital, convent, monastery, extended medical care facility, asylum, non-profit home for the aged, fraternity or sorority house, or housing accommodations owned, operated or managed by an institution of higher education, a high school or an elementary school for occupancy by its students.
6. Housing accommodations which a government unit, agency or authority owns, operates, or manages, or which are specifically exempted from municipal rent regulation by state or federal law or administration regulation.

7. Luxury housing accommodations wherein as of May 31, 1978 the rent charged per month was at least \$302 for a unit with no bedrooms, \$420 for a unit with one bedroom; \$588 for a unit with two bedrooms; \$756 for a unit with three bedrooms; and \$823 for a unit with four bedrooms or more.

8. Mobilehome.

**Tenant:** A tenant, subtenant, lessee, sublessee, or any other person entitled to use or occupancy of a rental unit. Tenant does not include any person who received actual written notice, prior to entering into a written or oral tenancy agreement, that an application to subdivide the property for condominium, stock cooperative or community apartment purposes was on file with the City or had already been approved, whichever the case may be, and that the existing building would be demolished or relocated in connection with the proposed new subdivision.

C. **Relocation Assistance Required.** The landlord shall provide relocation assistance in accordance with Subsection D to each tenant in connection with the demolition of a building or its relocation to another site for either of the following purposes: (1) to construct a new condominium, stock cooperative or community apartment project on the site, or (2) to use the property for any commercial purpose. Where a landlord is required, pursuant to a condition of approval of a subdivision map, to give a tenant a notice of intention to demolish, the landlord's obligation to comply with this section does not exist prior to the giving of such notice. *(Amended by Ord. No. 155,397, Eff. 8/2/81.)*

D. **Relocation Assistance.** Relocation assistance, where required by the preceding Subsection, shall be provided in accordance with the following provisions.

1. **Landlord's Responsibility.**

a. The landlord shall:

(1) Make available to each tenant, at no cost, a reasonably complete and current list of vacant and available rental units within a one and one half mile radius of the building being demolished or relocated, which units are comparable as to size and amenities to the unit occupied by the tenant, and

(2) Make a reasonable and good faith effort to assure that tenants without cars are driven, at no cost, and tenants with cars are assisted, in order to inspect replacement rental units, and

(3) Hire an ambulance or similar vehicle, at no cost to the tenant, and otherwise take reasonable steps to assist any disabled or handicapped tenant with relocation-related activities, and

(4) Pay a relocation fee of \$5,000 to qualified tenants and a \$2,000 fee to all other tenants in order to assist such tenants in meeting costs of relocation, higher rents for replacement housing, and related expenses, which payment shall be made as follows:

(a) The entire fee shall be paid to a tenant who is the only tenant in a rental unit;

(b) If a rental unit is occupied by two or more tenants, any one of whom is a qualified tenant, then each tenant of the unit shall be paid a pro-rata share of the \$5,000 fee;

(c) If a rental unit is occupied by two or more tenants, none of whom is a qualified tenant, then each tenant of the unit shall be paid a pro-rata share of the \$2,000 fee.

In no event shall the landlord be liable to pay more than \$5,000 to all tenants residing in a unit in which at least one qualified tenant lives, or to pay more than \$2,000 to all tenants residing in a unit in which no tenant is a qualified tenant. If a tenant is entitled to monetary relocation benefits pursuant to city administrative

agency action or any provision of local, state or federal law, then such benefits shall operate as a credit against any fee required to be paid to the tenant under this section. *(Amended by Ord. No. 162,743, Eff. 9/24/87.)*

b. In lieu of the assistance provided for in Paragraph a above, the landlord may elect to relocate any tenant into a comparable replacement rental unit satisfactory to the tenant and pay all actual costs of relocating the tenant up to a maximum of \$5,000 per household. A tenant may not unreasonably withhold approval of a replacement rental unit offered by the landlord. For purposes of this provision only, comparability shall be determined from the following factors: size; price; location; proximity to medical and recreational facilities, parks, community centers, shops, transportation, schools, churches and synagogues; and amenities. *(Amended by Ord. No. 162,743, Eff. 9/24/87.)*

## 2. **When Assistance Shall Be Provided.**

a. **List of Available Rental Units.** The landlord shall perform the acts described in Subparagraph (1) of Paragraph a of Subdivision 1 above for the period beginning on or before service of either the 120 days notice of intent to demolish required as a condition of approval of condominium tract maps, or the Notice of Termination, whichever occurs first, until the date of termination set forth in the Notice of Termination.

b. **Transportation.** The landlord shall perform the acts described in Subparagraphs (2) and (3) of Paragraph a of Subdivision 1 above for the period beginning on or before the service of either the 120 days notice of intent to demolish required as a condition of approval of the condominium tract map or the service of the Notice of Termination, whichever occurs first, until the date of termination set forth in the Notice of Termination.

c. **Monetary Assistance.** The landlord shall provide the assistance described in Subparagraph (4) of Paragraph a of Subdivision 1 above, within 15 days of service of the Notice of Termination.

d. **Replacement Housing.** In lieu of the acts described in Paragraph a of Subdivision 1 above, the landlord may provide the assistance described in Paragraph b of Subdivision 1 above within 15 days of service of either the Notice of Termination or the 120 days notice of intention to demolish required as a condition of approval of condominium tract maps, whichever occurs first. *(Amended by Ord. No. 155,397, Eff. 8/2/81.)*

E. **Civil Remedies.** In an action by a landlord to recover possession of a rental unit, a tenant may raise as an affirmative defense the failure of the landlord to comply with Subsection D of this section. In addition, any landlord who fails to provide monetary relocation assistance to a tenant as required by this Section shall be liable in a civil action to the tenant to whom such assistance is due for damages in the amount the landlord has failed to pay, together with reasonable attorney's fees and costs as determined by the court. *(Amended by Ord. No. 155,397, Eff. 8/2/81.)*

## F. **Applicability.**

### 1. **Generally.**

a. This section, as enacted in Ordinance No. 153,281 and amended by Ordinance No. 153,312, shall apply to judicial proceedings to recover possession of a rental unit occupied by a tenant commenced on or after December 19, 1979 and before April 1, 1980.

b. This section, as amended herein, shall apply to judicial proceedings to recover possession of a rental unit occupied by a tenant commenced on or after April 1, 1980.

2. **Exceptions.** *This section shall not apply in any of the following circumstances:*

a. *The building is constructed of unreinforced masonry construction and was built pursuant to a building permit issued prior to October 1, 1933.*

b. *The building is to be demolished pursuant to a demolition order issued by the Department of Building and Safety under authority set forth in Division 89 of Chapter IX of this Code. (Amended by Ord. No. 173,754, Eff. 3/5/01.)*

c. *The building is to be demolished or relocated pursuant to a plan to construct on that property housing for low- to moderate-income households, which housing is to be developed, constructed or acquired with federal, state or local government financial assistance.*

**TENANT RELOCATION  
ASSISTANCE--MOBILEHOME PARKS**  
*Ordinance No. 153,568 (Effective 5/5/80)*

**SEC. 47.08 -- TENANT RELOCATION ASSISTANCE WHERE MOBILEHOME PARKS ARE CHANGED TO A DIFFERENT USE.**

A. **Statement of Purposes.** The provisions of this section are intended to provide relocation assistance to tenants of mobilehome parks facing eviction due to the owner's intent to convert the mobilehome park to another use.

B. **Definitions.** For the purposes of this section, the definitions in Section 12.03 of this Code is certified by the California Mobilehome Residency Law (California Civil Code, Section 798, et. seq.) and the following definitions shall apply:

**Notice to Quit:** In the case of a tenant, the Notice required by Section 798.55 (b) of the California Civil Code. In the case of a non-tenant resident, the notice required by an applicable provision of law.

**Qualified Resident:** Any resident, as that term issued in California Civil Code Section 798.11, who satisfies any of the following criteria on the date said resident receives a Notice to Quit as defined above: has attained age 62; is handicapped as defined in Section 50072 of the California Health and Safety Code; is disabled as defined in Title 42 United States Code No. 423; or is a person residing with and on whom is legally dependent (as determined for federal income tax purposes) one or more minor children. *(Amended by Ord. No. 162,743, Eff. 9/24/87.)*

**Qualified Tenant:** Any tenant who satisfies any of the following criteria on the date said tenant receives a Notice to Quit as above: has attained age 62; is handicapped as defined in Section 50072 of the California Health and Safety Code; is disabled as defined in Title 42 United States Code No. 423; or is a person residing with and on whom is legally dependent (as determined for federal income tax purposes) one or more minor children. *(Amended by Ord. No. 162,743, Eff. 9/24/87.)*

**Tenant:** A homeowner, as defined in California Civil Code Section 798.9. *(Amended by Ord. No. 162,743, Eff. 9/24/87.)*

C. **Relocation Assistance Required.**

1. **General Rule.** The management of a mobilehome park shall provide relocation assistance in connection with the change of use as defined in Civil Code Section 798.10 of the mobilehome park, or any portion thereof. *(Amended by Ord. No. 157,153, Eff. 10/15/82.)*

2. **Exception.** *This section shall not apply where (1) the change of use results from the City's refusal to extend a conditional use permit, or similar permit, upon good faith request of the management for such extension, (2) where the California Department of Housing suspends or revokes a permit pursuant to Health and Safety Code Section 18510, or (3) where the tenant or resident, as the case may be, received actual written notice from management prior to entering into oral or written agreement to become a resident or tenant that an application to convert the mobilehome park to another use was on file with the City or had already been approved, whichever the case may be.*

D. **Manner of Providing Relocation Assistance.** Relocation assistance, where required by the preceding subsection, shall be provided in accordance with the following provisions.

1. **Management's Responsibility.**

a. Management shall:

(1) make available to each resident, at no cost, a reasonably complete and current list of vacant and available mobilehome park spaces or mobilehomes, as the case may be, within a 20-mile radius of the park, and

(2) make a reasonable and good faith effort to assure that residents without cars are driven, at no cost, and residents with cars are assisted, in order to inspect replacement spaces or homes, as the case may be, and

(3) hire an ambulance or similar vehicle, at no cost to the resident, and otherwise take reasonable steps to assist any disabled or handicapped tenants with relocation-related activities, and

(4) pay a relocation fee in order to assist the recipient in meeting costs of relocation, higher rents for replacement mobilehome park spaces or mobilehomes, as the case may be, and related expenses, which payment shall be made as follows:

(a) In the case of a tenant residing in the mobilehome subject to the tenancy agreement who has not located a comparable replacement mobilehome park space by the time the fee is due under this ordinance, a fee of \$5,000 to qualified tenants and \$2,000 to all other tenants.

(b) In the case of a tenant residing in the mobilehome subject to the tenancy agreement who has located a comparable replacement mobilehome park space by the time the fee is due under this ordinance, a fee of \$2,000.

(c) In the case of a tenant who does not reside in the mobilehome subject to the tenancy agreement, and who has not located a comparable replacement mobilehome park space by the time the fee is due under this ordinance, a fee of \$3,000 to qualified tenants and \$2,000 to all other tenants.

(d) In the case of a tenant who does not reside in the mobilehome subject to the tenancy agreement, and who has located a comparable replacement mobilehome park space by the time the fee is due under this ordinance, a fee of \$2,000.

(e) In the case of a resident who is not also a tenant, a fee of \$2,000.

(f) The entire fee shall be paid to a person who is the only tenant or resident in a mobilehome. If a mobilehome is occupied by two or more persons, any one of whom is "qualified", each person shall be paid a pro-rata share of the fee due. If a mobilehome is occupied by two or more persons, none of whom is "qualified", each person shall be paid a pro-rata share of the fee due. *(Amended by Ord. No. 162,743, Eff. 9/24/87.)*

b. In lieu of the assistance provided for in Paragraph a above, management may elect to relocate any tenant or resident into a comparable replacement mobilehome park space or mobilehome, as the case may be, satisfactory to the tenant or resident and pay all actual costs of relocation. A tenant or resident may not unreasonably withhold approval of a replacement mobilehome park space or mobilehome, as the case may be.

2. When assistance is to be provided.

a. General Rule. Where the Notice to Quit is served after the effective date of this ordinance, the relocation assistance specified above shall be provided at the following times:

(1) The assistance specified in Subparagraphs (1) and (4) of Paragraph a of Subdivision 1 above shall be made available on or before service of the Notice to Quit.

(2) The assistance specified in Subparagraphs (2) and (3) of Paragraph a of Subdivision 1 above shall be made for at least a 60-day period prior to the period specified in the Notice to Quit.

(3) The assistance specified in Paragraph b of Subdivision 1 shall be made available on or before service of the Notice to Quit.

b. **Special Transition Rule.** Where the Notice to Quit was served on or before the effective date of this ordinance, the relocation assistance specified above shall be provided at the following times:

(1) The assistance specified in Subparagraphs (1) and (4) of Paragraph a of Subdivision 1 above shall be made available either before the effective date of this ordinance or within 30 days thereafter.

(2) The assistance specified in Subparagraphs (2) and (3) of Paragraph a of Subdivision 1 above shall be made available for at least a 30-day period commencing on or before the effective date of this ordinance.

(3) The assistance specified in Paragraph b Subdivision 1 above shall be made available at any time prior to the first day of trial of any action by the management to recover possession of the mobilehome space or mobilehome, as the case may be.

E. **Affirmative Defense.** In an action by management to recover possession of a space occupied by a mobilehome or to recover possession of a mobilehome, as the case may be, the defendant may raise as an affirmative defense the failure of management to provide relocation assistance as required by this section.

F. **Applicability.** This section shall apply to judicial proceedings to recover possession of a space occupied by a mobilehome or to recover possession of a mobilehome, as the case may be, commenced on or after the effective date of this ordinance.

G. **Notification to City.**

1. The management shall serve, by personal service or by United States Mail, written notice on the Superintendent of Building of the proposed termination of mobilehome park use, accompanied by such information and in a form designated for such purpose by the Superintendent. Upon publication of this subsection in the newspaper, the Superintendent shall forthwith notify the management of all mobilehome parks within the City limits of the requirements of this subsection.

a. Where the Notice to Quit is served on or after the effective date of this subsection, the notice to the Superintendent shall be served on or before the 30th day prior to the expiration of the period stated in the Notice to Quit. *(Amended by Ord. No. 157,153, Eff. 10/15/82.)*

b. Where the Notice to Quit is served prior to the effective date of this subsection, the notice to the Superintendent shall be served on or before the 10th day prior to the expiration of the period stated in the Notice to Quit. *(Amended by Ord. No. 157,153, Eff. 10/15/82.)*

2. The notice referred to in Subdivision 1 above shall be accompanied by a statement that the management has provided all relocation assistance required by law, accompanied with proof of such assistance in the form of notarized signed acknowledgments from the recipients thereof or a notarized signed waiver of assistance. *(Amended by Ord. No. 157,153, Eff. 10/15/82.)*

3. If management fails to substantially comply with this Subsection G, as determined by the Superintendent of Building, the Superintendent shall forthwith notify the Director of Planning and all other appropriate City departments and officials of such noncompliance. These departments and officials shall not issue, grant or approve any application or request for any permit, license or other entitlement of use (including but not limited to a building permit, conditional use permit, zone change, variance, certificate of occupancy, tract or parcel map) for only change of use. *(Amended by Ord. No. 157,153, Eff. 10/15/82.)*

4. This Subsection G shall apply only to those mobilehome parks at which resides a tenant or a resident who is subject to a Notice to Quit which specifies a period which terminates on or after July 1, 1980. The requirement of notarized signed acknowledgments set forth in Subdivision 2 above shall not apply as to any recipient of relocation assistance who vacated the mobilehome park prior to July 22, 1980. *(Amended by Ord. No. 162,743, Eff. 9/24/87.)*

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