

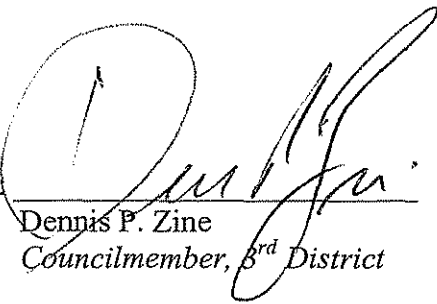
**MOTION**

In order to preserve and enhance the safety, appearance, and economic stability of our neighborhoods, the Los Angeles Department of Building and Safety is charged with the enforcement of the City's land use regulations and ordinances. Building and Safety employees regularly inspect properties that are in violation of these rules and may issue citations to property owners to bring properties into compliance.

In spite of the Department's best efforts, there exist some loopholes in current Building and Safety regulations that may allow property owners to avoid the timely correction of code violations and payment of subsequent fines. A recent case in the Third Council District, where the owner of a property has transferred the title multiple times to delay code enforcement actions, has highlighted the need for stricter Building and Safety controls. New regulations must be put in place to ensure that all citations on a property are resolved prior to the transfer of title of that property.

I THEREFORE MOVE that the City Attorney and the Department of Building and Safety report to the City Council with recommendations to strengthen the City's enforcement power of citations and liens on properties that are in violation of applicable codes, including specific proposals to prevent the transfer of title of a property before any such violations are fully corrected.

PRESENTED BY:



Dennis P. Zine  
Councilmember, 3<sup>rd</sup> District

SECONDED BY:



08-1791