

**RESOLUTION NO. 24-39**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUDAHY ESTABLISHING RENTAL REGISTRATION FEES FOR THE RENTAL REGISTRY PURSUANT TO CUDAHY MUNICIPAL CODE CHAPTER 5.13, RENT STABILIZATION.**

**WHEREAS**, on June 6, 2024, the City Council of the City of Cudahy (“City Council”) adopted Ordinance No. 736, Rent Stabilization (“RSO”) and Ordinance No. 737, Just Cause Tenant Protections (TPO), which added Chapter 5.13 “Rent Stabilization” and Chapter 5.14 “Just Cause Tenant Protections” to Title 5 of the Cudahy Municipal Code (“CMC”) and both went into effective on July 7, 2023; and

**WHEREAS**, pursuant to CMC Section 5.13.100(3), the City Council shall, by resolution, establish a rental unit registration fee to recover the City of Cudahy’s (“City”) reasonable costs to implement, administer and enforce the RSO and TPO; and

**WHEREAS**, the City retained a Revenue and Cost Specialists, LLC (“Consultant”) to prepare a comprehensive RSO and TPO cost of services fee study (“Program Fee Study”) to determine the appropriate rental registration fees necessary to recover the City’s costs associated with the RSO and TPO following a rigorous methodology and analysis; and

**WHEREAS**, the fees imposed is a function of projected annual operating costs by the City of approximately \$518,438, an estimated number of rental units subject to the Ordinance of 4,194 and achieving high registration compliance; and

**WHEREAS**, on December 3, 2024, at a duly noticed public hearing, the City Council considered the proposed fees and approved the adoption of said fees by this Resolution; and

**WHEREAS**, the fees established herein bear a reasonable relationship to the overall costs of administering and enforcing the RSO and TPO; and

**BASED UPON THE ABOVE RECITALS, THE CITY COUNCIL OF THE CITY OF CUDAHY, CALIFORNIA, DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:**

SECTION 1. The City Council, after consideration of the Program Fee Study dated October 31, 2024 (Exhibit A), staff report and presentation, discussion, oral testimony, and evidence presented to the City Council, hereby finds that the above recitals are true and correct and incorporate them herein.

SECTION 2. An annual rental registration fee of \$126 (one-hundred and twenty-six dollars) per unit per year is imposed on every property owner of residential real property for each rental unit that is subject to the RSO as described in CMC Section 5.13.100. Additionally, a rental registry exemption fee of \$91 (ninety-one-dollars) per unit per year is imposed to a property owner of residential real property for each rental unit that is claiming an exemption from the RSO as permitted and described in CMC Section 5.13.040.

SECTION 3. For fiscal year 2024-2025, the registration fee will be imposed beginning February 1, 2025, at a pro-rated fee based on a monthly factor. Commencing with fiscal year 2025-2026, and each fiscal year thereafter, the registration fee shall be paid by July 1 of each

year (“Due Date”). Property owners paying the registration fee after a 30 day grace period shall be considered (“Past Due”), shall pay, in addition to the registration fee, late charges as follows: Ten percent (10%), if paid less than 30 days from the past due date, ; Twenty-five percent (25%), if paid within 31 to 60 days from the past due date; and Fifty percent (50%), if paid after 60 days past the due date.

SECTION 4. The City Council further authorizes and directs the City Manager to take all actions necessary and appropriate to implement and effectuate the intent of the City Council as set forth in this Resolution and CMC Section 5.13.140.

SECTION 5. Subject to all applicable laws, the City Council hereby authorizes the City Manager to execute any ancillary documents relating to the established fees for the registration of rental units intended to recover the City’s reasonable costs associated with the administration and enforcement of the City’s RSO and TPO.

SECTION 6. The registration fees shall be reviewed on an annual basis and adjusted, if necessary, using the Consumer Price Index (CPI) of the Bureau of Labor Statistics (Average Price Data).

SECTION 7. The City Clerk shall attest and certify to the passage and adoption of this Resolution, enter it into the book of original Resolutions, and it shall become effective immediately upon its approval.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Cudahy at its regular meeting on this 3<sup>rd</sup> day of December 2024.

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Jose R. Gonzalez  
Mayor

ATTEST:

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Richard Iglesias  
City Clerk

**CERTIFICATION**

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    )  
CITY OF CUDAHY                )        SS:

I, Richard Iglesias, City Clerk of the City of Cudahy, hereby certify that the foregoing Resolution No. 24-39 was passed and adopted by the City Council of the City of Cudahy, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 3<sup>rd</sup> day of December 2024, and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Richard Iglesias  
City Clerk

DRAFT