

CALIFORNIA ELLIS ACT

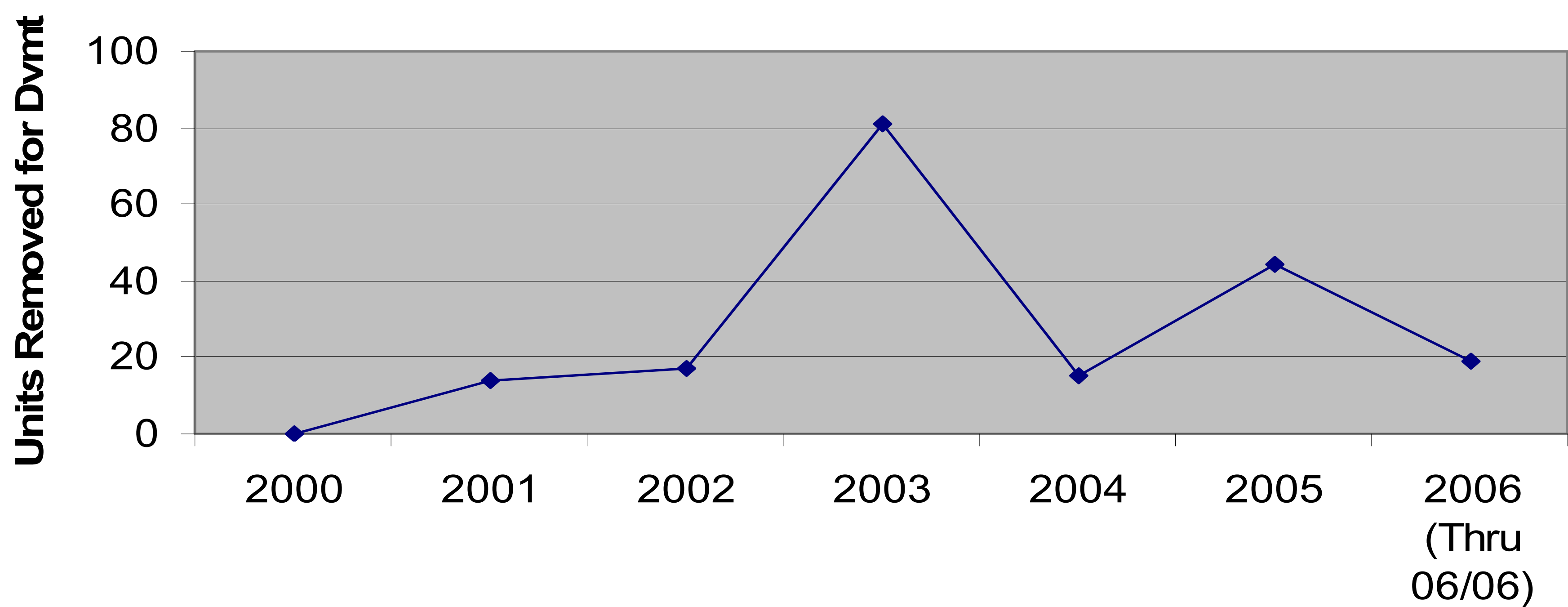
What is it?

- State law adopted in 1985 allowing apartment owners to “go out of the rental business.”
 - Allows property owners to remove existing tenants.
 - Over-rides any local rental regulations.
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How many units have been Ellised?

- Since 2000, 278 units in West Hollywood have been Ellised.
 - 88 were Ellised for owners to move in
 - 190 were Ellised for demolition and new construction.

Ellis Trends Since 2000



- To date, 4 buildings containing ten units or more have been Ellised.
- The majority of Ellised units are single-family dwellings and duplexes.