

ABOUT LOS ANGELES COUNTY'S TEMPORARY RENT STABILIZATION ORDINANCE



The **temporary Rent Stabilization Ordinance** takes effect on **December 20, 2018** for eligible rental units in the **unincorporated areas of Los Angeles County**. Rent stabilization is a local law that establishes limits on rent increases and extends eviction protections. Single-family homes, condominiums, and some apartments are not eligible rental units.

Here's what it means for property owners like you:

- An annual cap of 3 percent on rent increases
- Rent increases must be based on the legal "base rent" a renter was paying on September 11, 2018
- If you believe you are not receiving a fair return on your property, a process will be in place for you to request to increase rent above the annual cap
- You may only evict renters for specific "just cause" reasons
- If you own 50 or fewer rental units, you are able to pass additional costs associated with the Measure W parcel tax to renters (approved by voters in the November 2018 election)

The County ordinance voids increases over 3 percent in effect **on or after September 11, 2018**.

The temporary ordinance will be valid for 180 days from December 20, 2018.

The Board of Supervisors can extend the temporary ordinance, as necessary, or vote to replace it with a permanent ordinance.

To find out if a property is in unincorporated Los Angeles County, visit the Los Angeles County Register-Recorder/County Clerk website at lavote.net/precinctmap and select "District Map Look Up By Address".



INFORMATION FOR PROPERTY OWNERS

**Questions? Contact the
Los Angeles County
Department of Consumer
and Business Affairs:**

Call us toll-free at:
(833) 223-RENT (7368)

Email us at:
rent@dcba.lacounty.gov

Visit our website:
rent.lacounty.gov



LOS ANGELES COUNTY
**CONSUMER &
BUSINESS AFFAIRS**



English - Property Owner
Last updated 12/13/18