LOS ANGELES COUNTY'S
RENT STABILIZATION ORDINANCE

The County of Los Angeles Board of Supervisors approved a Permanent Rent Stabilization Ordinance for eligible rental units in the unincorporated areas of Los Angeles County which became effective on **April 1, 2020**. Rent stabilization is a local law that standardizes the amount of rent increases and extends eviction protections.

Here's what the ordinance provides:

- A maximum cap for rent increases as determined by the County. *Based on the Consumer Price Index and shall not exceed 8%. **Some exemptions apply.***

    - The maximum allowable increase is **three percent (3%)** through June 30, 2021.

- A provision requiring a "**just cause**" reason for evictions, even if the unit is not covered by the rent restrictions in the ordinance. ***Note: These units may still be subject to State rent restrictions/limits.***

- A provision requiring relocation assistance for "**no fault**" evictions and certain temporary displacements.

- A process for property owners who believe they are not receiving a fair return on their property to increase rent above the County determined maximum cap.

- A process for property owners to pass through a portion of the costs for certain property improvements or renovations to renters.

- A provision that allows property owners with 50 or fewer rental units to pass on the direct cost of the Measure W parcel tax to renters (approved by voters in the November 2018 election). This cost is separate from rent increases.

- A requirement for property owners to register all rental units annually, including changes in tenancy, rental rate, and amenities.

To find out if a property is in an unincorporated area of Los Angeles County, use the "Find Your District" feature at https://lavote.net/apps/precinctsmaps and select "District Map Look Up By Address".

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

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