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 will become 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 means for rental property owners like you:

• An annual cap of up to 8 percent (tied to the Consumer Price Index) on rent increases. Some exemptions apply.
  - The maximum allowable increase is three percent (3%) through June 30, 2021.

• Rent increases must be based on the legal “base rent” a renter was paying on September 11, 2018 or when the tenancy began.

• A process for you to request to temporarily or permanently increase rent above the annual cap if you believe you are not receiving a fair return on your property.

• A process for you to pass through a portion of the costs for certain property improvements or renovations to renters.
  - If you own 50 or fewer rental units, you may 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.

• You may only evict renters for specific “just cause” reasons, even if your unit is not covered by the rent restrictions in the Ordinance. Units may still be subject to State rent restrictions/limits.

• You may have to provide renters relocation assistance for no fault evictions and certain temporary displacements.

• You must register your rental units annually, pay the annual registration fee* and document 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”.

* Annual registration fees have been waived until March 31, 2021 and may be waived further by the director