

LOS ANGELES COUNTY'S RENT STABILIZATION ORDINANCE



INFORMATION FOR PROPERTY OWNERS

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".

**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



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