

# Rent Stabilization

# Housing and Tenant Protections



LOS ANGELES COUNTY  
**CONSUMER &  
BUSINESS AFFAIRS**

# Today, We'll Cover...



RENT STABILIZATION  
PROGRAM



LA COUNTY EVICTION  
MORATORIUM



LEGISLATIVE UPDATES



RESOURCES



# About DCBA

The **Department of Consumer and Business Affairs (DCBA)** serves consumers, businesses, and communities through education, advocacy, and complaint resolution. Our mission is to create a fair and vibrant marketplace for consumers and businesses through:

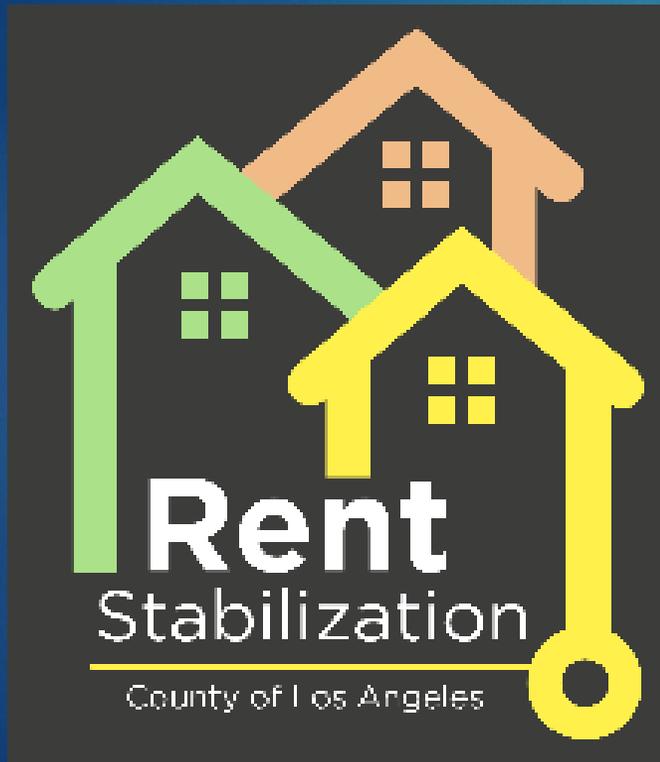
- Consumer Protection
- Small Claims and Mediation
- Office of Small Business
- Rent Stabilization
- Stay Housed L.A. County
- Center for Financial Empowerment
- Wage Enforcement
- Office of Immigrant Affairs
- Foreclosure Prevention

*Serving Los Angeles County Consumers and Businesses since 1976*

# Housing & Tenant Protections Division

## Our programs:

- Rent Stabilization Ordinance (RSO)
- Mobilehome Rent Stabilization Ordinance (MRSO)
- Rental Housing Oversight Commission (RHOC)
- LA County Eviction Moratorium
- Stay Housed L.A. County



# Rent Stabilization Ordinance (RSO)

- Limits annual rent increases. The current allowable limit is three percent (3%), effective from July 1, 2020 through June 30, 2021
- Protects tenants from evictions without “just cause”
- Requires relocation assistance for “no-fault” evictions
- Allows landlords to pass-through certain costs to tenants
- Requires landlords to register their units annually

## Covered Units\*:



Located in the unincorporated LA County



Dwellings with two or more units



Certificate of Occupancy (or equivalent permit) issued on or before February 1, 1995

*\*Some property types only receive partial coverage under the RSO*

# Mobilehome Rent Stabilization Ordinance (MRSO)



- Limits annual rent increases. The current allowable limit is three percent (3%), effective from July 1, 2020 through June 30, 2021
- Allows park owners to pass-through certain costs to mobilehome owners
- Requires park owners to register their spaces annually
- Covered Spaces:



Located in the unincorporated LA County



Rental Agreements that are 12 months or less\*



Constructed on or before January 1, 1990

\*As of January 2021, state law allows rent control regulations to include and apply to space leases that are longer than 12 months

# RSO – “Just Cause” Evictions

## At-Fault

- Nonpayment of Rent
- Violation of material breach of agreement
- Refusing reasonable access to landlord
- Creating nuisance or illegal activity

## No-Fault

- Landlord wishes to demolish or remove the property from the rental market
- Owner move-in: Landlord or Landlord's family member
- Comply with government or court order

\*Most rental units in the unincorporated area are subject to eviction protections (Including Single-Family Homes and Condos)

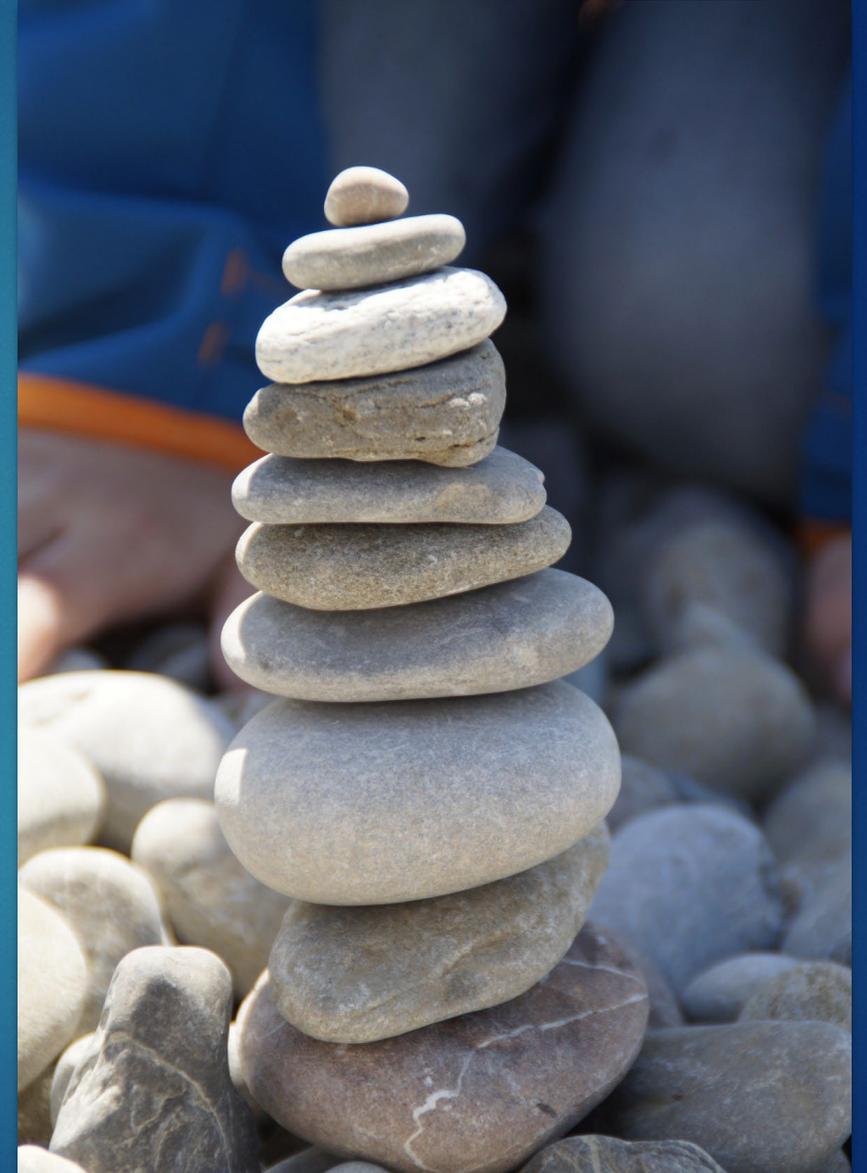
# Rental Housing Oversight Commission (RHOC)

## ▶ 9 member commission

- ▶ 5 general appointees
- ▶ (2) owner members
- ▶ (2) renter members

## ▶ Duties:

- ▶ Makes determinations and resolves appeals of decisions made by DCBA
- ▶ Safeguards tenants and mobilehome owners from rent increases that are inconsistent with the County Code
- ▶ Ensures that landlords and mobilehome park owners receive fair return on their properties





# Los Angeles County Eviction Moratorium

# Los Angeles County Eviction Moratorium

## What is it?

- ▶ Countywide ban on evictions for residential and commercial tenants impacted by COVID-19

## Who's covered?

- ▶ Residential tenants
- ▶ Commercial tenants
- ▶ Mobilehome space renters

The County's moratorium applies to unincorporated areas and all cities within the county that do NOT have their own COVID-19 renter protections.

## How long is in effect?

- ▶ The moratorium is effective from March 4, 2020 through June 30, 2021, unless extended by the Board of Supervisors

# What protections does the County's Moratorium include for **Residential** Tenants?

## **Prohibits Evictions For:**

- **Nonpayment of rent, late charges, or any other fees** if the Tenant can show an inability to pay rent and/or related charges due to COVID-19 related financial hardship
- COVID-19 related **violations** for temporarily housing unauthorized occupants or pets
- Nuisance
- A **No Fault** eviction reason, including but not limited to substantial remodels or demolitions
- Denying entry to a landlord

## **Additional Protections Include:**

- Rent freeze on rent stabilized units in unincorporated areas of L.A. County
- Landlords cannot harass or intimidate tenants who exercise their rights under the Moratorium

# What protections does the County's Moratorium include for **Commercial** Tenants?

## **Prohibits Evictions For:**

- **Commercial Tenants:** Nonpayment of rent, late charges, or any other fees if the Tenant can show an inability to pay rent and/or related charges due to COVID-19 related financial hardship

## **Additional Protections Include:**

- Landlords cannot harass or intimidate tenants who exercise their rights under the Moratorium

# Does This Mean Tenants Don't Have to Pay Rent?

No, the County's Moratorium is NOT a waiver of rent

## Repayment:

### Residential Tenants:

- Back rent between March 4, 2020 – September 30, 2020 must be repaid by **September 30, 2021**
- Back rent between October 1, 2020 – June 30, 2021 – **follow the directives under Assembly Bill (AB) 3088 and Senate Bill (SB) 91**

### Commercial Tenants:

- Less than 10 employees - **12 months** following the end of the Moratorium
- 10-100 employees: **6 months** (equal installments) following the end of the Moratorium

# What's exempt?

- Commercial tenants who:
  - Are multi-national
  - Are publicly traded; or
  - Have more than 100 employees
- Airports, as of September 1, 2020
- Residential nonpayment of rent between October 1, 2020 through June 30, 2021

# Board Update: February 23, 2021

**The LA County Board of Supervisors (Board) voted to extend and expand the Eviction Moratorium on February 23, 2021. Updates to the Moratorium include:**

- Extend the Temporary Eviction Moratorium through **June 30, 2021**, to the extent protections are not preempted by AB 3088 and SB 91
- Include administrative fines and penalties for violations of the Moratorium, in accordance with the County Code

**The Board also voted to:**

- Waive the RSO registration fee requirement for property owners in unincorporated LA County, so long as they register by **September 30, 2021**



# Legislative Updates

Legislative

Updates

# Legislative Updates : AB 3088 & SB 91

## AB3088: Effective September 1, 2020 – January 31, 2021

- Protects most residential tenants from being evicted for nonpayment of rent if related to COVID-19 financial hardship
- Preempts certain local protections for this category of residential tenants
- Requires landlords to provide written notice of unpaid rent, copy of tenant rights under state bill, and a sample declaration of hardship
- Requires tenants to pay 25% of unpaid rental balance and submit a signed declaration to their landlord for each month tenant is unable to pay rent due to COVID-19 related financial hardship

## SB91: Effective February 1, 2021 – June 30, 2021

- Extends protections, noticing requirements, and certification requirements for landlords and residential tenants, as well as local preemptions under AB3088
- Includes state rental assistance component

# How Do AB 3088 & SB 91 Impact the County's Protections?

## Residential Tenancies

- Evictions for nonpayment of rent due to COVID-19 financial hardship not covered by the County's Moratorium between October 1, 2020 – June 30, 2021
- Tenants required to provide their landlord with a signed declaration of hardship in accordance with State requirements
- All other local protections offered remain in place

## Commercial Tenancies

- No impact

# Repayment of Unpaid Rent

## March 4, 2020 – September 30 , 2020

- Tenants cannot be evicted if they submit a declaration to their landlord, verbally or in writing
- Tenants have until September 30, 2021 to repay unpaid balance accrued during this time

## September 1, 2020 - June 30 , 2021

- Tenants are protected from eviction if they send a written declaration to their landlord **and** pay at least 25% of unpaid balance by June 30, 2021
- Tenants have until August 31, 2022 to repay remainder of unpaid balance accrued during this time

# CDC Eviction Moratorium

- ▶ Effective September 4, 2020 – March 31, 2021
- ▶ Protects certain residential tenants from being evicted for nonpayment of rent (Based on income)
- ▶ Tenants required to provide their landlord with a signed declaration of hardship
- ▶ Does **NOT** forgive/waive unpaid rent
- ▶ State or local protections apply, if more protective

You can find more information at:

<https://www.cdc.gov/coronavirus/2019-ncov/covid-eviction-declaration.html>

# Resources



# Assistance for Landlords

Landlords experiencing financial difficulty as a result of COVID-19, can call the **County's Disaster Help Center** at **833-238-4450** or email [disasterhelpcenter@lacounty.gov](mailto:disasterhelpcenter@lacounty.gov) and receive the following services:

- ▶ Options Counseling, with appropriate referrals
- ▶ Case Management
- ▶ Foreclosure Prevention – Help for homeowners who own 15 or fewer units
- ▶ Treasurer Tax Assessor – Penalty Waiver
- ▶ Free Mediation Services– DCBA



# COMING SOON: Mortgage Relief Program

Los Angeles County Board of Supervisors passed a motion to create a Mortgage Relief Program to provide property owners, including mom and pop landlords, with relief due to the impacts of COVID-19

The program will:

- ▶ Expand housing counseling and outreach efforts
- ▶ Provide up to \$4 million in direct financial assistance to qualifying landlords

For more information, please contact DCBA's Foreclosure Prevention Program at (800) 593-8222

# Emergency Rental Assistance Program

Under SB91, \$2.6 billion from the federal government will be available to pay off rental debt for eligible households at or below 80% AMI, with a priority on those under 50% AMI.

- ▶ Participating landlords:
  - ▶ 80% of total unpaid rent will be provided to landlords
  - ▶ Landlord must accept payment in full and agree to forgive the remaining 20%
- ▶ Landlords unwilling to participate
  - ▶ Eligible households can still apply for and receive 25% direct payment to landlord for unpaid debt

For more information, visit [Housingiskey.com](https://www.housingiskey.com) or call (833)422-4255





# LA COUNTY

## DISASTER HELP CENTER

**(833) 238-4450**

**[lacountyhelpcenter.org](http://lacountyhelpcenter.org)**

Countywide effort

- ▶ Launched **March 26, 2020**
- ▶ Assisted more than **35,700 residents**

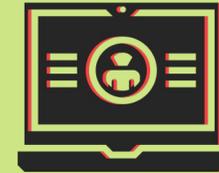
Help available in multiple languages



**Business Support**



**Worker Support**



**Resources for Non-profits**



**Essential Businesses**



**Eviction Moratorium**



**Access to Capital**

# Questions? Contact Us.

(833) 223-RENT (7368)

Email us at:  
[rent@dcba.lacounty.gov](mailto:rent@dcba.lacounty.gov)

Visit us online:  
[rent.lacounty.gov](http://rent.lacounty.gov)



Any  
Questions