

UNDERSTANDING LOS ANGELES COUNTY'S RENT STABILIZATION ORDINANCE

***NOTE** Due to the current COVID-19 emergency, the Los Angeles County Board of Supervisors have approved a Temporary Eviction Moratorium and rent freeze that will remain in place until September 30, 2021 unless extended. Find more info about the Temporary Eviction Moratorium and rent freeze at <https://dcba.lacounty.gov/noevictions/>



The County of Los Angeles enacted a [Rent Stabilization Ordinance](#) for rental properties in unincorporated area of Los Angeles on **April 1, 2020**. Rent stabilization is a local law that standardizes the amount of rent increases and extends eviction protections.

Here is what the ordinance means for renters like you:

- **LIMIT ON RENT INCREASES*** An annual maximum cap for rent increases, as determined by the County based on the Consumer Price Index, and shall not exceed 8%. Some exemptions apply.
- **JUST CAUSE EVICTIONS*** 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.
- **PASS-THROUGH COSTS*** A process for property owners to pass through a portion of the costs to renters for certain fees, property improvements, or renovations.
- **APPLICATION FOR RENT ADJUSTMENT** A process for renters to apply for a reduction in rent if their rent has been increased above the maximum allowable cap, or if they have experienced a reduction in housing services or habitability issues.
- **RELOCATION ASSISTANCE** A provision requiring relocation assistance for No Fault evictions* and certain temporary displacements.
- **REGISTRATION** 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
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