

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 County on **April 1, 2020**. Rent stabilization is a local law that standardizes the amount of rent increases and extends eviction protections.

Here is an overview of what the ordinance provides:

- **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.
- **REGISTRATION** A requirement for property owners to register all rental units annually, including changes in tenancy, rental rate, and amenities.
- **RELOCATION ASSISTANCE** A provision requiring relocation assistance for “no fault” evictions* and certain temporary displacements.
- **FAIR RETURN*** A process for property owners to request an additional rent increase because of significant changes to net operating income.
- **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.
- **MEASURE W** 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.

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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