



Los Angeles County Updated COVID-19 Tenant Protections Resolution*

Phase I (February 1, 2022 – May 31, 2022)		Phase II (June 1, 2022 – December 31, 2022)	
What's Staying the Same?	<p>Current residential tenant and mobilehome space renter protections extended through May 31, 2022, where not preempted by State law, including:</p> <ul style="list-style-type: none"> • Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)– including new pass-throughs or charges • Protection from evictions for: <ul style="list-style-type: none"> ○ No-Fault eviction reasons, except for qualified Owner Move-in Evictions ¹ ○ Nuisance ○ Unauthorized occupants or pets ○ Denying entry to landlord <p>Anti-harassment and retaliation protections for all residential, mobilehome space renters and commercial tenants.</p> <p>For commercial tenants with 9 or fewer employees: Prohibiting enforcement of personal guarantees for rent incurred on or before 1/31/22.</p>	<p>Eviction protections for residential and mobilehome space renters:</p> <ul style="list-style-type: none"> • Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)–including new pass-throughs or charges • Protection from evictions for: <ul style="list-style-type: none"> ○ No-Fault evictions reasons, except for qualified Owner Move-in Evictions ¹ ○ Nuisance ○ Unauthorized occupants or pets <p>Anti-harassment and retaliation protections for all residential, mobilehome space renters and commercial tenants.</p> <p>For commercial tenants with 9 or fewer employees: Prohibiting enforcement of personal guarantees for rent incurred on or before 1/31/22.</p>	
What's Being Added?	NO NEW PROTECTIONS ADDED		
What's Going Away?	<p>Non-payment of rent eviction protections for commercial tenants to <u>expire January 31, 2022.</u> ²</p>		
		<p>Effective July 1, 2022**- Eviction protections for nonpayment of rent, including self-certification to establish affirmative defense, for households with income at or below 80% Area Median Income (AMI) ONLY ³ due to COVID-19 financial hardship for rent incurred on or after July 1, 2022.</p>	
		<p>Effective June 1, 2022: Purchase property date (6/30/2021) requirement for owner move-ins. Requirement that tenants not be financially impacted by COVID-19 prior to landlord move-in. Denying entry to landlord, except when entry constitutes harassment.</p>	

* Applies to residential tenants, commercial tenants and mobilehome space renters in unincorporated Los Angeles County and applies to any incorporated city that does not have stronger local protections.

** Between October 1, 2020 and June 30, 2022, the County's COVID-19 Tenant Protections do not apply to tenants/renters facing eviction for nonpayment of rent due to COVID-19 related financial hardship, as they are preempted by state law.

¹ Landlords can evict a tenant and members of their household in order to move into a single-family home, mobilehome space, condominium unit, and/or two unit(s) in a duplex, or triplex home under certain conditions. Visit <https://dcba.lacounty.gov/noevictions/> for more information.

² Commercial tenants will have the following time to repay past due rent from March 2020-January 2021: Twelve (12) months those with 0-9 employees; Six (6) months for those with 10-100 employees

³ Income limits established by the California Dept. of Housing and Community Development (HCD): <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2021.pdf>