



LOS ANGELES COUNTY

CONSUMER & BUSINESS AFFAIRS

NOTICE OF TENANT RIGHTS

IMPORTANT- PLEASE READ INSTRUCTIONS BELOW BEFORE POSTING

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Los Angeles County Rent Stabilization and Tenant Protection Ordinance (RSTPO), [Chapter 8.52](#) of the County Code, requires landlords of fully and partially covered rental units located in unincorporated areas of the County to provide their tenants with a Notice of Tenant Rights. The Notice of Tenant Rights must be provided to tenants in all the following circumstances:

1. When entering into a rental agreement by including a copy of the notice as an exhibit or attachment to the written rental agreement;
2. When renewing a rental agreement; and
3. When providing notice of a rent increase or decrease in a fully covered rental unit or a reduction in housing service.

The attached Notice of Tenant Rights must be posted in a conspicuous location, such as a lobby of the property or common areas (e.g., near mailboxes, in laundry rooms, or at the entrance to the property). This notice should be posted in English and any additional languages as required by the County Code Section [8.52.120](#).

Failure to comply with notice requirements in the Los Angeles County Code Chapter [8.52.120](#) may result in administrative fines of up to \$1,000.00 (LACC [8.52.160](#)), civil penalties up to \$1,000.00, criminal penalties up to \$1,000.00 and/or imprisonment in the County jail for a period of not more than six (6) months (LACC [8.52.170](#)). Each day that the violation continues shall constitute a separate and distinct offense.

For questions, please contact the Los Angeles County Department of Consumer & Business Affairs Rent Stabilization Program:

- Phone: 800-593-8222 (Monday - Friday, 8:00AM - 4:30PM)
- Email: Rent@dcba.lacounty.gov
- Online: rent.lacounty.gov



NOTICE OF TENANT RIGHTS

THIS PROPERTY IS SUBJECT TO LOS ANGELES COUNTY CODE (LACC) CHAPTER 8.52

The Rent Stabilization and Tenant Protections Ordinance (RSTPO), Chapter 8.52 LACC, regulates rent increases for fully covered rental units and evictions for fully and partially covered rental units in unincorporated Los Angeles County. While this notice provides general information about the RSTPO, tenants should review and understand all relevant laws about their rights and responsibilities, as well as consult with an attorney about their legal rights.

LIMITS TO RENT INCREASES & SECURITY DEPOSITS FOR FULLY COVERED RENTAL UNITS:

- Rent may only be increased once every twelve (12) months ([LACC §8.52.050](#)).
- Annual rent increases may only be imposed if the landlord has complied with:
 - Annual registration of their rental unit(s) on the County's Rent Registry ([LACC §8.52.050](#));
 - Payment of annual registration fees in accordance with [LACC §8.52.080](#);
 - State and local laws and requirements ([LACC §8.52.050](#));
 - Written notice requirements to the tenant in accordance with [California Civil Code §827](#).
 - Required Small Property Landlord Annual Self-Certification (LACC §8.52.050(D)(1)(a)).
 - Small Property Landlord and Luxury Unit Notice Requirements to Tenants with rent increase notice (LACC §8.52.050(D)(1)(b)), (LACC §8.52.050(E)).
- Annual rent increases will be limited to sixty percent (60%) of the percent change in the average consumer price index (CPI), not to exceed a maximum rent increase of three percent (3%), qualifying Small Property Landlords by an additional one percent (1%), not to exceed four percent (4%), and luxury units by an additional two percent (2%) above the maximum allowable rent increase of three percent (3%), not to exceed five percent (5%).
- A reduction in housing services may be considered a rent increase under certain circumstances ([LACC §8.52.060](#)).
- Security deposit increases after the start of tenancy are prohibited. ([LACC §8.52.055](#)).
- Tenants may submit an Application for Adjustment to the Department of Consumer and Business Affairs (DCBA) based on an unlawful rent increase, failure to maintain a habitable premises, and/or a reduction in housing services ([LACC §8.52.060](#)).

EVICCTIONS, BUYOUT AGREEMENTS, ACCOMODATIONS AND PASS-THROUGHS:

- Landlords cannot evict tenants without providing a "just cause" reason such as failure to pay rent, nuisance, landlord/family member move-in, etc. ([LACC §8.52.090](#)).
- Landlords may be required to provide relocation assistance for No-Fault evictions and temporary displacements ([LACC §8.52.110](#)) for fully or partially covered rental units.
- Landlords are required to notify DCBA when a Notice of Termination is served to a tenant living in a fully and partially covered rental unit ([LACC §8.52.090](#)).
- Landlords may buyout a tenant's lease by offering cash in exchange for the tenant to move out and must comply with tenant buyout agreement provisions in the ordinance ([LACC §8.52.100](#)). This applies to fully and partially covered rental units.
- Landlords may pass-through up to 50% of certain costs for work performed on fully covered rental units only after an application is submitted and approved by DCBA ([LACC §8.52.070](#)).
- Landlords are required to relocate tenants residing in fully covered rental units with permanent physical disabilities to an available Accessible Rental Unit on the property upon request, if certain conditions are met ([LACC §8.52.095](#)).

TENANT PROTECTIONS FROM HARASSMENT

- Landlords cannot harass or retaliate against tenants for exercising their rights ([LACC §8.52.130](#)).

FOR QUESTIONS ABOUT YOUR RIGHTS OR TO REPORT A VIOLATION

Contact the Los Angeles County Department of Consumer and Business Affairs at 800-593-8222 (Monday - Friday, 8:00AM - 4:30PM) or by email at rent@dcbalacounty.gov