



LOS ANGELES COUNTY

CONSUMER & BUSINESS AFFAIRS

Housing & Tenant Protections

LOS ANGELES COUNTY
DEPARTMENT OF CONSUMER AND BUSINESS AFFAIRS
RENT STABILIZATION PROGRAM
320 WEST TEMPLE STREET ROOM G-10, LOS ANGELES, CA 90012-2706
Phone Number: (800) 593 - 8222
Email: RSUEnforcement@dcba.lacounty.gov

Small Property Landlord Self-Certification Form Rent Stabilization and Tenant Protections Ordinance (RSTPO)

Effective January 1, 2025, annual rent increases for fully covered rental units will be limited to sixty percent (60%) of the percent change in the average consumer price index (CPI) over the previous twelve-month period ending in September, not to exceed a maximum rent increase of three percent (3%). Qualifying small property Landlords (Small Property Landlord) may increase an additional one percent (1%) annually, not to exceed four percent (4%). This completed self-certification form must be provided to the Los Angeles County Department of Consumer and Business Affairs (DCBA) annually under penalty of perjury.

Instructions:

1. Fill out this annual self-certification form in its entirety.
2. Provide a copy of this completed form when submitting the annual registration for your property. The form may be submitted to DCBA via the following methods:
 - Email: RSUEnforcement@dcba.lacounty.gov
 - Mail: Department of Consumer and Business Affairs
Attn: Rent Stabilization Program
320 West Temple Street, Room G-10
Los Angeles, CA 90012
 - In Person: Department of Consumer and Business Affairs
320 West Temple Street, Room G-10
Los Angeles, CA 90012
Monday through Thursday 8:30 AM to 4:30 PM
3. Save a copy of this form for your records.
4. Please refer to the Los Angeles County Code (LACC), Chapter 8.52, for the definition of all terms capitalized in this form.

Notice Requirements to Tenants:

Rent increase notices issued to Tenants of Fully Covered Rental Units must include a statement that the Landlord meets the requirements of a Small Property Landlord, and is, therefore, allowed an additional one percent (1%) annually above the maximum rent increase of three percent (3%), which in total shall not exceed four percent (4%), unless otherwise approved by Department.



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Small Property Landlord Self-Certification Declaration

Landlord Information	
Landlord(s) Name:	
Authorized Representative Name (if applicable):	
Rental Property Address:	
Mailing Address:	
Phone Number:	Email:

I, the Landlord, certify that I: (Check all that apply)

- Qualify for and receive a Homeowners' Property Tax Exemption for the property on which the subject Rental Unit is located;
- Have an ownership interest or beneficial interest in or control:
 - only one (1) Rental Property with no more than ten (10) Rental Units; or
 - no more than three (3) Rental Properties with a combined total of no more than ten (10) Rental Units, including any Rental Properties outside of Los Angeles County.

By submitting this Declaration, I, the Landlord, certify that I am not any of the following:

- (1) A real estate investment trust, as defined in Internal Revenue Code section 856;
- (2) A corporation;
- (3) A limited liability company in which at least one (1) member is, or is controlled by, a corporation; or
- (4) A partnership in which at least one (1) partner is, or is controlled by, a corporation.

Signature	
I declare under penalty of perjury under the laws of the State of California that the information I have provided in this form is true and correct to the best of my knowledge and belief. Any attachment(s) included here are either original documents or true and correct copies of the original document(s). I understand if I do not meet the Small Property Landlord requirements set forth in the County's RSTPO, LACC Section 8.52.030 (AA), pursuant to LACC Chapter 8.52, I am unable to raise the rent by an additional one percent (1%) annually above the maximum rent increase of three percent (3%).	
Print Name: _____	
Sign Name: _____	Date: _____

Note: Under the California Public Records Act (PRA), DCBA may be required to provide access to public records they maintain, including requests for assistance and supporting documents. This may include some or all written and electronic information obtained, except where exempt from disclosure by law. If you would like more information, see Government Code §§ 7921.000 – 7931.000.

Disclaimer: This document contains a summary of information related to the RSTPO and is not legal advice. Readers should consult an attorney for advice on how the RSTPO may apply to rental units. Laws and guidelines are frequently amended, and it is the responsibility of the reader to verify the information contained in this Declaration.