



Rent Stabilization Bulletin

Annual Allowable Rent Increase

The Los Angeles County [Rent Stabilization and Tenant Protections Ordinance \(RSTPO\), Chapter 8.52](#) of the Los Angeles County Code (LACC), which became effective April 1, 2020, was designed to promote long-term stability and security for tenants in the rental market while providing landlords a fair and reasonable return on their property.

Beginning January 1, 2025

Annual rent increases for fully covered rental units* subject to [LACC Section 8.52.050](#) are limited to sixty percent (60%) of the percentage 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** may increase rent by an additional one percent (1%) annually above the maximum allowable rent increase, not to exceed four percent (4%). Landlords of luxury units*** may increase rent by an additional two percent (2%) annually above the maximum allowable rent increase, not to exceed five percent (5%).

Allowable Rent Increase Parameters Effective January 1, 2025		
<u>Type of Fully Covered Unit</u>	<u>Allowable Rent Increase</u>	<u>Rent Increase Maximum Not to Exceed</u>
General	60% of Change in CPI	3%
Eligible Small Property Landlord	60% of Change in CPI + 1%	4%
Luxury	60% of Change in CPI + 2%	5%

Past and Current Allowable Increases			
<u>Date</u>	<u>Percentage Allowed</u>	<u>Small Property Owners</u>	<u>Luxury Units</u>
9/11/2018 – 3/3/2020	3%	--	5%
3/4/2020 – 3/31/2023	0****	--	0****
4/1/2023 – 12/31/2023	3%*****	--	5%*****
1/1/2024 – 12/31/2024	4%*****	--	--
1/1/2025 – 6/30/2025	2.565%	3.565%	4.565%
7/1/2025 – 6/30/2026	1.930%	2.930%	3.930%
7/1/2026 – 6/30/2027	1.919%	2.919%	3.919%

Note: ****Los Angeles County COVID-19 Tenant Protections Resolution, effective March 4, 2020 through March 31, 2023, prohibited rent increases for fully covered units subject to LACC Chapter 8.52.

*****The Board of Supervisors passed motions limiting rent increases for the periods of March 31, 2023 through December 31, 2023 and for 2024 for fully covered units subject to [LACC §8.52.050\(C\)](#).

A landlord may impose an annual rent increase only after:

1. Tenants are provided a minimum thirty (30) day written notice of the rent increase pursuant to California Civil Code Section 827. ([LACC Section 8.52.050\(A\)](#))
2. It has been a minimum of twelve (12) consecutive months since the last rent increase. Exceptions apply. ([LACC Section 8.52.050\(F\)](#)).
3. A landlord has registered each fully covered rental unit with the Department of Consumer and Business Affairs (DCBA), is current on payment of registration fees pursuant to [LACC Section 8.52.080](#), and is compliant with federal, State, and local laws and requirements pursuant to [LACC Section 8.52.050\(B\)](#).
4. Tenants are provided the Notice of Tenant Rights. ([LACC Section 8.52.120](#))
5. **Special notice requirements to tenants:** Rent increase notices to tenants must include that the landlord meets the requirements for:
 - o Small Property Landlord (LACC Section 8.52.030(AA))

- Luxury Unit (LACC Section 8.52.050(R))

6. **Self-certification requirement to DCBA:** Small Property Landlords ONLY. (LACC Section 8.52.050(D)(1)(a))

***Fully covered rental units are:**

1. Rental units located in unincorporated areas of the County with two (2) or more rental units (regardless of legal permit status) on a rental property and accessory dwelling units with a certificate of occupancy or equivalent permit issued on or before February 1, 1995.
2. Mobilehomes offered for rent by the mobilehome owner regardless of the date of the certificate of occupancy or equivalent permit.

****Small Property Landlords:**

1. Is qualified for and receives a Homeowners' Property Tax Exemption for the property on which the subject rental unit is located;
2. Has an ownership interest or beneficial interest in or controls only one (1) rental property with no more than ten (10) rental units; or
3. Has an ownership interest or beneficial interest in or controls 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.

*****Luxury Units is a unit that:**

1. Has two (2) bedrooms or less;
2. Is located within a single structure that contains at least twenty-five (25) or more Rental Units; and
3. As of September 11, 2018, landlord received at least four thousand dollars (\$4,000) per month in rent.

Disclaimer: *This is a summary of information related to the RSTPO and is not legal advice. Readers should consult an attorney for advice on how the RSTPO applies to their rental properties. Laws and guidelines are frequently amended. DCBA recommends that readers verify information against the current RSTPO in the event that any new changes are not yet reflected on this bulletin.*

For more information on the RSTPO, contact:
Los Angeles County Department of Consumer and Business Affairs
(800) 593-8222 or visit rent.lacounty.gov