

# Rent Stabilization Bulletin

## Annual Allowable Rent Increase

The **Los Angeles County Rent Stabilization and Tenant Protections Ordinance (RSTPO)**, Los Angeles County Code (LACC) [Chapter 8.52](#), which went into effect April 1, 2020, was designed to promote long-term stability and security for tenants, while also allowing landlords to receive a fair and reasonable return on their property.

**Beginning January 1, 2025**, annual rent increases for fully covered rental units\* under [LACC Section 8.52.050](#) are limited to 60% of the change in the average Consumer Price Index (CPI) over the previous 12-month period ending in September, with a maximum rent increase of 3%. **Qualifying Small Property Landlords\*\*** may increase rent by an additional 1% above the maximum allowable rent increase, up to a total of 4%, annually. **Landlords of luxury units\*\*\*** may increase rent by an additional 2% above the maximum allowable rent increase, up to a total of 5%.

| Allowable Rent Increase Limits Effective January 1, 2025 |                           |                                     |
|----------------------------------------------------------|---------------------------|-------------------------------------|
| Type of Fully Covered Unit                               | Allowable Rent Increase   | Rent Increase Maximum Not to Exceed |
| General                                                  | 60% of change in CPI      | 3%                                  |
| Eligible Small Property Landlord                         | 60% of change in CPI + 1% | 4%                                  |
| Luxury Unit                                              | 60% of change in CPI +2%  | 5%                                  |

| Past and Current Allowable Rent Increase Limits |                    |                       |              |
|-------------------------------------------------|--------------------|-----------------------|--------------|
| Date                                            | Percentage Allowed | Small Property Owners | Luxury Units |
| 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%       |



**Past and Current Allowable Rent Increase Notes:**

\*\*\*\**The Los Angeles County COVID-19 Tenant Protections Resolution, in effect from March 4, 2020-March 31, 2023, prohibited rent increases for fully covered units regulated by LACC Chapter 8.52.*

\*\*\*\*\**The Board of Supervisors passed motions limiting rent increases from March 31, 2023-December 31, 2023, and again for 2024, for fully covered units regulated by LACC Section 8.52.050(C).*

**A landlord may impose an annual rent increase only after:**

1. Tenants have been given at least thirty (30) days' written notice of the rent increase, as required under California Civil Code Section 827. ([LACC Section 8.52.050\(A\)](#))
2. At least twelve (12) consecutive months have passed since the last rent increase, unless an exception applies. ([LACC Section 8.52.050\(F\)](#))
3. The landlord has registered each fully covered rental unit with the Department of Consumer and Business Affairs (DCBA) through the [Rent Registry](#), is current on all registration fees required under [LACC Section 8.52.080](#), and is in compliance with all applicable federal, state, and local laws. ([LACC Section 8.52.050\(B\)](#))
4. Tenants have been provided with the Notice of Tenant Rights. ([LACC Section 8.52.120](#))
5. Rent increase notices to tenants must include information showing the landlord qualifies as a Small Property Landlord ([LACC Section 8.52.030\(AA\)](#)) or Luxury Unit ([LACC Section 8.52.050\(R\)](#))
6. Small Property Landlords have submitted the [required self-certification](#) to DCBA. ([LACC Section 8.52.050\(D\)\(1\)\(a\)](#))

**Disclaimer:** *This bulletin provides a summary of information related to the RSTPO and is not legal advice. For guidance on how the ordinance applies to a specific property or situation, readers should consult an attorney. Laws and guidelines are frequently amended and DCBA recommends verifying information against the most current version of the RSTPO.*

**\*Fully covered rental units are:**

1. Rental units located in unincorporated Los Angeles County with two (2) or more rental units on the property, regardless of legal permit status, 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 was issued.

**\*\*Small Property Landlords are landlords who meet the following criteria:**

1. Is qualified for and has received a Homeowners' Property Tax Exemption for the property where the rental unit is located;
2. Owns, controls, or has beneficial interest in only one (1) rental property with no more than ten (10) rental units; or
3. Owns, controls, or has beneficial interest in no more than three (3) rental properties with a combined total of no more than ten (10) rental units, including any rental properties outside Los Angeles County.

**\*\*\*Luxury Units are units that meet all of the following criteria:**

1. Have two (2) bedrooms or less;
2. Are located in a single structure that contains at least twenty-five (25) rental units; and
3. As of September 11, 2018, were rented for at least four thousand dollars (\$4,000) per month.

**For more information about the RSTPO, contact:**

Los Angeles County Department of Consumer and Business Affairs

 800-593-8222

 [rent.lacounty.gov](https://rent.lacounty.gov).