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April 8, 2026

To: Supervisor Hilda L. Solis, Chair
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From: Rafael Carbajal
Director

2025 ANNUAL IMPACT REPORT ON THE COUNTY'S RENT STABILIZATION AND TENANT PROTECTIONS ORDINANCE AND MOBILEHOME RENT STABILIZATION AND MOBILEHOME OWNER PROTECTIONS ORDINANCE

The Department of Consumer and Business Affairs (DCBA or Department) is pleased to submit the *Keeping LA County Housed: 2025 Annual Impact Report on the County's Rent Stabilization Ordinances* for Fiscal Year 2024-2025. In 2020, the Board of Supervisors (Board) adopted the Rent Stabilization and Tenant Protections Ordinance[1] (RSTPO) and Mobilehome Rent Stabilization and Mobilehome Owner Protections Ordinance[2] (MRSMOPO) applicable to rental units and mobilehome spaces located in unincorporated Los Angeles County (County). The RSTPO limits annual rent increases for rent-stabilized units, enacts just-cause eviction protections and provides anti-harassment and retaliation protections. MRSMOPO limits annual rent increases for mobilehome spaces and provides anti-harassment and retaliation protections. Collectively, the Rent Stabilization Ordinances are designed to address the affordable housing crisis in the County and create a fair and more equitable housing market.

This is the first comprehensive annual report, developed in partnership with HR&A Advisors, since the ordinances transitioned into full implementation following the expiration of COVID-19 rent freezes and temporary emergency protections. The report provides:

[1] https://file.lacounty.gov/SDSInter/bos/supdocs/140272.pdf
[2] https://file.lacounty.gov/SDSInter/bos/supdocs/121057.pdf

- In-depth analysis of rental market conditions in the County
- Tenant and Landlord experiences
- Performance metrics and data reporting
- Impact of DCBA's administration of these ordinances
- Next Steps

ANNUAL REPORT HIGHLIGHTS

The report provides an important data-driven assessment of who is being served, how our ordinances are functioning in practice, and where we can further strengthen implementation and processes to ensure these protections are fully realized as intended.

- **Tenants continue to face significant housing cost burdens.** More than half of tenant households in the County spend over one-third of their income on rent, with seniors, single parents, and Black households disproportionately affected.

- **Rent stabilization is slowing rent growth for covered units.** Fully regulated rental units and mobilehome spaces experienced lower average rent increases compared to market trends between 2021 and 2025.

- **Rent Registry participation remains a central challenge.** Only 13 percent of covered rental units and mobilehome spaces are currently registered, despite registration being required for lawful rent increases and for fair return and pass-through applications submitted by property owners. Consistent with the Department's operational experience, these findings underscore the need for continued focus on outreach, education, and compliance strategies already in progress.

- **DCBA continues to see strong demand for services.** DCBA received over 48,000 calls this fiscal year—more than one-third from residents outside unincorporated areas—underscoring countywide need for tenant and property owner support and reinforcing the importance of scaling service delivery capacity as reflected in our Fiscal Year 202-2027 Recommended Budget.

- **Stakeholders identified opportunities to improve clarity, accessibility, and enforcement.** Tenants and property owners expressed a desire for more proactive outreach, clearer guidance, easier navigation of processes, and timelier responses. These findings are not new and align with areas the Department has already begun to strengthen, particularly through increased partnerships, improved outreach strategies and communication tools, and ongoing enhancements to program accessibility and responsiveness.

It is also important to contextualize these findings. As noted in the report, many of the challenges identified reflect the realities of implementing a complex regulatory program during and following overlapping emergency periods, while balancing service delivery, enforcement responsibilities, and resource constraints.

NEXT STEPS

As the program continues to mature, this report serves as both a benchmark and a roadmap, validating the Department's implementation approach while identifying opportunities for continued refinement. The report also outlines next steps as DCBA continues to enhance implementation of the RSTPO and MRSMOPO. These include streamlining program processes, strengthening education and outreach, expanding data collection, and improving user experience for both tenants and landlords. Continued progress in these areas will require sustained investment in outreach, data systems, and service capacity to ensure these protections are not only in place, but accessible, understood, and effectively enforced.

We look forward to collaborating with the Board and key stakeholders to advance these efforts and ensure that the County's rent stabilization and tenant protections frameworks continue to promote housing stability, prevent displacement, and support fair and equitable outcomes in the County.

Should you have any questions concerning this matter, please contact me or Mary Safaryan, Chief, Rent Stabilization and Housing and Tenant Protections, at msafaryan2@dcba.lacounty.gov.

RC:JA:EV
MS:MR:ph

Attachment

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel

LOS ANGELES COUNTY
CONSUMER & BUSINESS AFFAIRS



KEEPING LA COUNTY **HOUSED**

2025 Annual Impact Report

Impact of the Rent Stabilization and Tenant Protections Ordinance and Mobilehome Rent Stabilization and Mobilehome Owner Protections Ordinance

Prepared by HR&A Advisors

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EXECUTIVE SUMMARY



The Los Angeles County Board of Supervisors (Board) adopted the Rent Stabilization and Tenant Protections Ordinance (RSTPO) and the Mobilehome Rent Stabilization and Mobilehome Owner Protections Ordinance (MRSMOPO) in 2020 to address the affordable housing crisis in unincorporated areas of the county. Together, these ordinances aim to stabilize rents, protect tenants from unjust evictions, and ensure property owners receive a fair return on their investments. The Department of Consumer and Business Affairs (DCBA) administers these ordinances through the Housing & Tenant Protections Bureau (HTP Bureau) by maintaining the Rent Registry, conducting outreach and enforcement activities, and providing direct support to tenants and landlords.

This first annual report provides the Board, stakeholders, and the public with an overview of who is being served, the ordinances' impact to date, and lessons for future implementation.

Overview of tenants and properties in unincorporated LA County

- As of 2025, there are 119,800 tenant occupied households in unincorporated Los Angeles County (LA County)—two in five households.
- Tenants are racially and ethnically diverse, with Hispanic/Latino households making up the largest share. 57% percent of residents speak a language other than English at home.
- More than half (56%) of all tenant households are housing cost-burdened, spending over one-third of their income on rent in unincorporated LA County. Of all tenants, 29% are severely cost-burdened, meaning over half of their income is spent on rent. Seniors, single-parent households, and Black households are disproportionately cost burdened.
- Units registered in the Rent Registry are concentrated in small properties, with nearly three-quarters of registered properties consisting of one or two units.

Impact of RSTPO and MRSMOPO to date

- **Rent Registry compliance**: During FY 2024-2025, 10,800 properties (representing approximately 41,400 units) were registered in the County's database of rental properties (Rent Registry). This accounts for 4.2% of all eligible properties and 13% of eligible units.

- **Keeping rents low**: Based on Rent Registry data from 2021 to 2025, tenants in Fully Regulated units and Mobilehomes – both subject to rent restrictions – experienced slower rent growth comparted to tenants in Partially Regulated units. Additionally, average rent increases for units registered in the Rent Registry were lower than the 2.5% market average.

- **Protecting against evictions**: RSTPO imposes "just cause" eviction protections and mandates relocation assistance for no-fault termination of tenancy. In FY 2024–2025, DCBA processed 80 of the 81 no-fault termination notices it received. Complementary programs like Stay Housed LA have further supported tenants by providing limited and full-scope legal representation, rental assistance, and tenant education workshops and legal clinics.

- **Making sure landlords can earn a fair return**: DCBA enables landlords to apply for rent increases above annual caps and a process to recover costs of major renovations. In FY 2024–2025, DCBA processed 17 applications, – including 12 received in FY 2024-2025 and five received in previous fiscal years – for landlords who requested rent increases beyond the allowable cap.
- **Supporting tenants and landlords to navigate the RSTPO and MRSMOPO**: DCBA's HTP Bureau received 48,662 calls in FY2024-2025 and processed 25,244, or 52% of calls. Of the calls processed, 50% were regarding the Rent Registry.

Implications and next steps

- Significant demand exists for services outside the unincorporated areas: more than one-third of calls in FY 2024–2025 came from residents in incorporated cities, underscoring the scale of need countywide for tenant protections, rent stabilization, and services for property owners.
- While the RSTPO and MRSMOPO went into effect in April of 2020, they were superseded by COVID 19 rent freezes and/or temporary eviction protections from March 2020 through March 2023. Therefore, DCBA is still in the early stages of fully implementing the RSTPO and MRSMOPO. Data quality and metrics will improve as Rent Registry participation expands.
- As DCBA continues implementation, ongoing investment in data, outreach, and enforcement will be essential to realizing the ordinances' intended protections and ensuring fair outcomes for tenants and landlords alike.



INTRODUCTION

A. Background

The Board of Supervisors enacted the Rent Stabilization and Tenant Protections Ordinance (RSTPO[1] and Mobilehome Rent Stabilization[2] and Mobilehome Owner Protections Ordinance (MRSMOPO in 2020 to address the affordable housing crisis in unincorporated LA County.

Through these ordinances, Los Angeles County (County) aims to achieve two goals for tenants: to stabilize, rents and protect against evictions. The County also ensures that property owners continue to make a fair return on their investment. The Department of Consumer & Business Affairs (DCBA) has been tasked with overseeing and enforcing these ordinances. In addition to rent stabilization and eviction protections, the County uses the Rent Registry to monitor compliance and collect unit-level data on rental housing.

The implementation of RSTPO and MRSMOPO coincided with national and regional emergencies that required overriding the rent stabilization requirements of these ordinances. In response to the COVID-19 pandemic and the January 2025 wildfires, the County introduced temporary protections that overrode these ordinances by freezing rents, and/or provided temporary eviction protections.

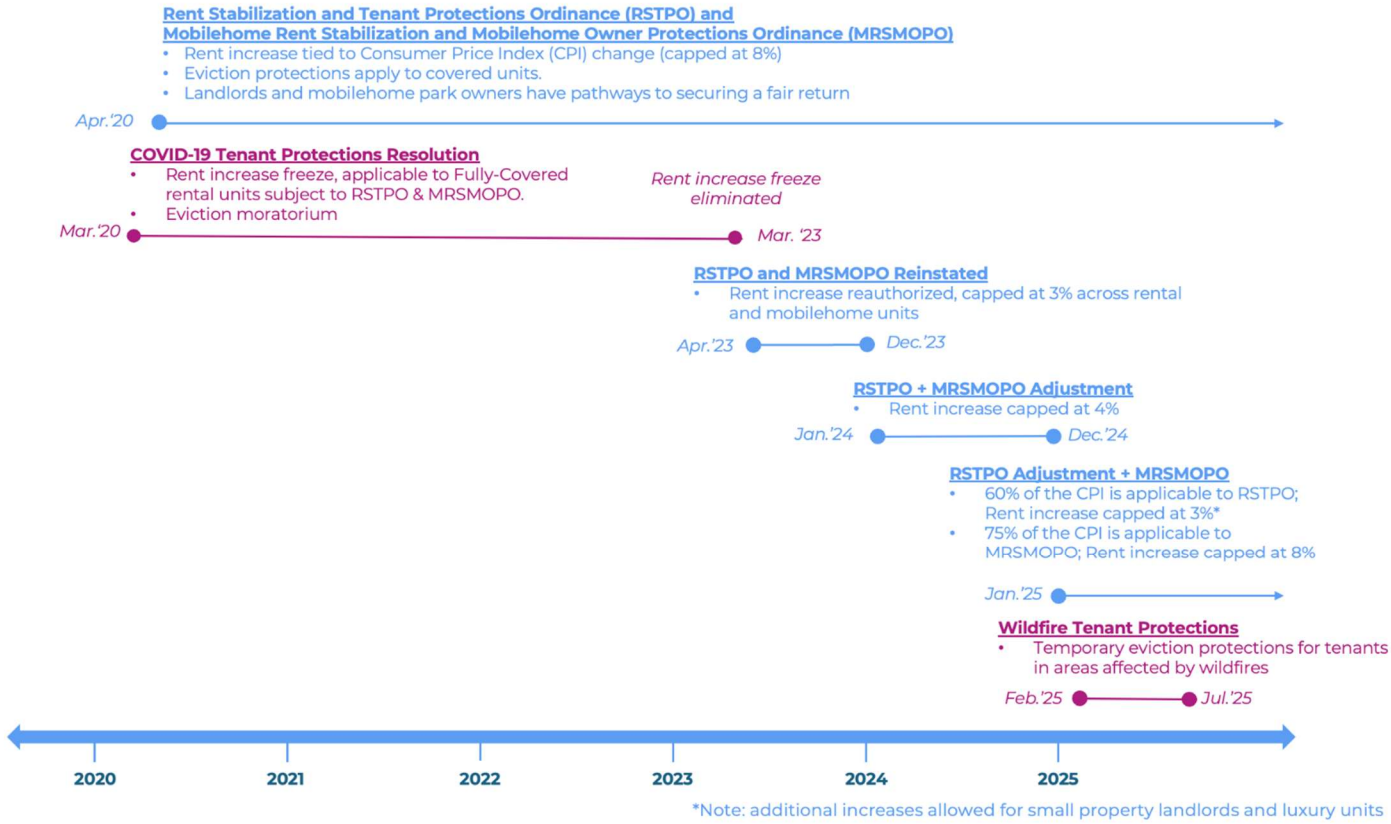


Figure 1.1: Effective Timeline of Allowable Rent Increases in Unincorporated Los Angeles County
Source: Los Angeles County Department of Consumer & Business Affairs: HR&A Advisors

[1] Los Angeles County Code. Chapter 8.52. Rent Stabilization and Tenant Protections.
[2] Los Angeles County Code. Chapter 8.57. Mobilehome Rent Stabilization and Mobilehome Owner Protections.

B. Purpose of this annual report

This report summarizes findings from DCBA's analysis of the characteristics and needs of tenants in unincorporated LA County, the rental housing market, and detailed program metrics related to DCBA's administration of the RSTPO and MRSMOPO. The annual report seeks to:

- Report to the Board of Supervisors concrete data regarding the efficacy of the RSTPO and MRSMOPO and support future policy deliberations;
- Provide community members with transparent reporting of specific performance metrics regarding the implementation of the RSTPO and MRSMOPO; and
- Establish metrics that DCBA will track over time to continue and deepen its analysis of the impact of these ordinances.

This annual report summarizes findings as of September 2025 and reflects available data as of the end of the County's 2025 fiscal year.

C. Methodology and major data sources

This report draws on multiple data sources to assess tenant needs, market conditions, and program outcomes. Main sources include the U.S. Census Bureau's American Community Survey (ACS) and the Public Use Microdata Sample (PUMS)[3] for demographic and housing costs trends; Costar[4] and County Assessor data for market conditions; DCBA's Rent Registry for information on regulated units/spaces and compliance; and internal DCBA records covering termination of tenancy notices, applications, services, and enforcement actions. These sources provide a comprehensive foundation for evaluating the performance and impact of RSTPO and MRSMOPO.

[3] All Census estimates for unincorporated LA County are based on aggregated based on block groups with >60% area overlap with the boundaries of unincorporated LA County.
[4] To estimate market data, CoStar estimates use zip codes that overlap with the boundaries of unincorporated LA County.

TENANTS IN UNINCORPORATED LA COUNTY

A. Overview of tenants in unincorporated LA County

In 2025, there were 119,800 tenant households in unincorporated LA County. This accounts for two in five households in unincorporated LA County.[5]

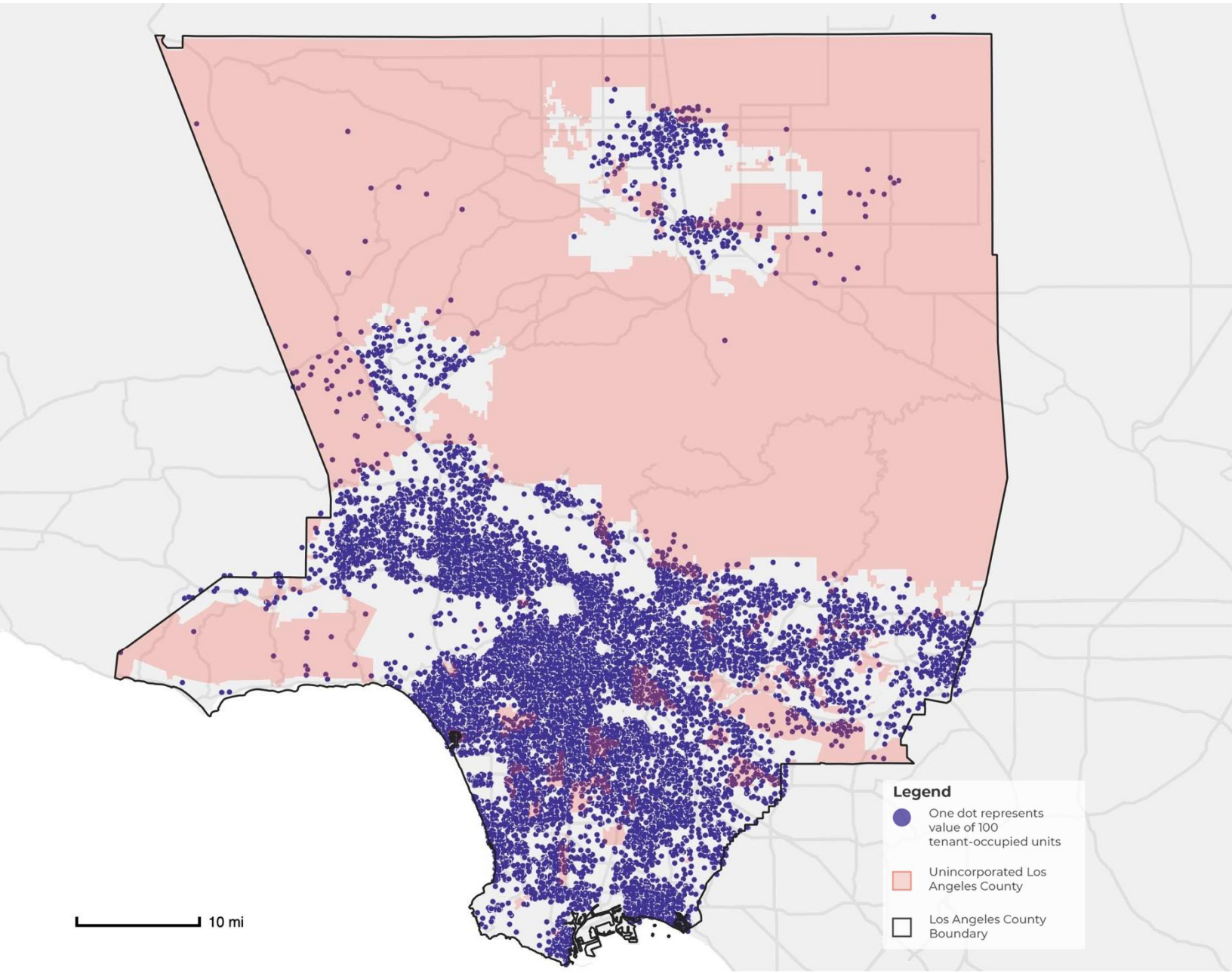


Figure 2.1: Tenant occupied units in Los Angeles County
Source: U.S. Census Bureau, American Community Survey 5-year Estimates, Social Explorer

[5] State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2025.

Despite a population decline in unincorporated LA County overall, the number of tenant households is increasing. The population in unincorporated LA County decreased by (-1.7%) between 2020 – 2025.[6] However, the number of tenant households increased by 2,000 (1.7%). This trend mirrors what we see in LA County overall.

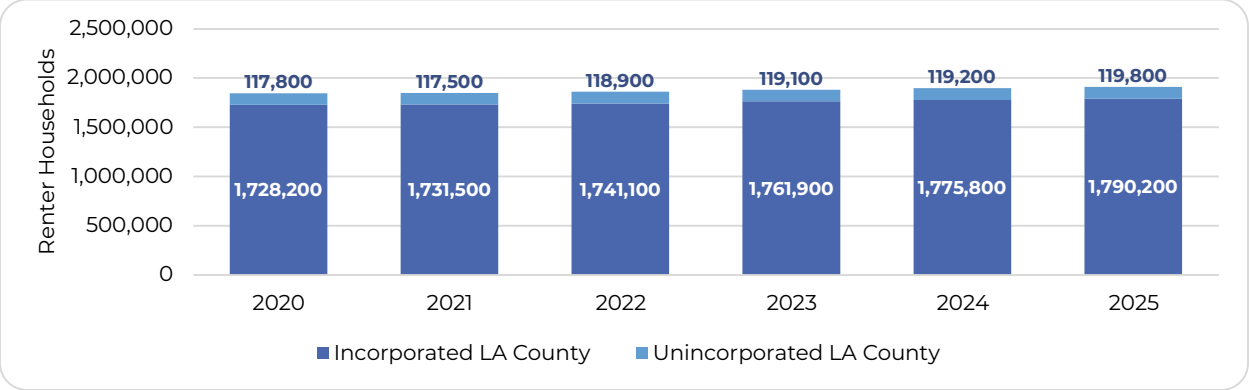


Figure 2.2: Tenant Households in LA County (2020-2025)
Source: State of California, Department of Finance, E-5 Housing Estimates (2025)

Unincorporated LA County is aging. In 2023, about one in four residents were children under 18 and about one in seven were residents 65 and above; since 2013, the share of children fell ~3.4 percentage points while seniors rose ~4 percentage points.[7]

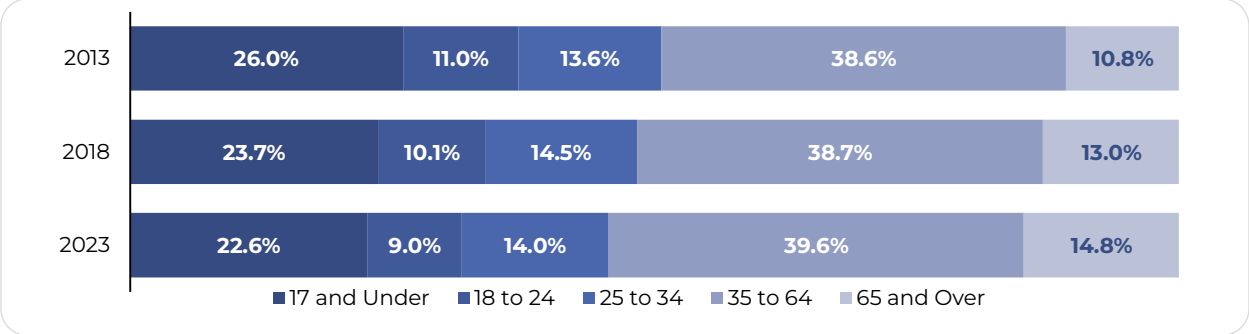


Figure 2.3: Age of residents in tenant-occupied units, unincorporated LA County (2023)
Source: U.S. Census Bureau, American Community Survey 5-year Estimates (2023)

The average household size in unincorporated LA County is 3.3 as of 2023, higher than that of LA County overall. [8] **However, since 2013, households have gotten smaller.** Single-person households and smaller families with 2-3 people have increased, while households with 4-6 people have decreased. The number of households with seven or more people has increased slightly by 200.

[6] State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — April 1, 2021- January 1, 2025.
[7] Renter-Occupied Housing Units in unincorporated Los Angeles County by Age of Householder. US Census Bureau, American Community Survey (ACS), 5-Year Estimates. 2023.
[8] Average household size. US Census Bureau, American Community Survey (ACS), 5-Year Estimates. 2023.

"Seniors, Spanish-speakers, and long-term tenants in more informal situations face especially difficult barriers"
Tenant Advocate, DCBA Focus Group

Tenants in unincorporated LA County are racially and ethnically diverse, with 59% identifying as Hispanic or Latino. Hispanic/Latino and White householders represent 75% of residents in unincorporated LA County, followed by Black householders (12%), Asian householders (11%), and other races (3%). Asian Householders (7%), and Indigenous and Pacific Islander householders (1%).[9]

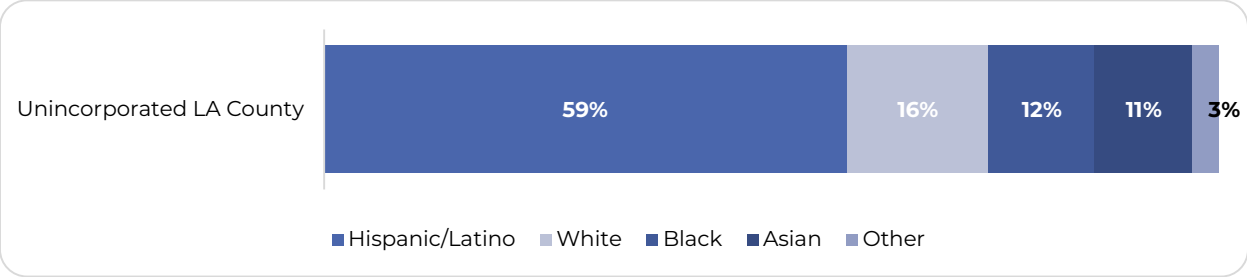


Figure 2.4: Tenant Households by Race (2022)
Note: 'Other' includes Pacific Islander, Native American, Some Other Race, and Two or More Races
Source: U.S. Census Bureau, American Community Survey 5-year Estimates (2022)

In Los Angeles County, 57% of residents speak a language other than English at home. Spanish is by far the most spoken non-English language (approximately 35%), followed by other Indo-European languages (5.2%), Chinese (4.8%, including both Mandarin and Cantonese), Tagalog (2.9%), and Korean (2.3%). Smaller shares include other Asian languages, Russian/Slavic languages, French-related languages, German-related languages, Arabic, and other unspecified languages.[10]

B. Tenant stability in unincorporated LA County

Of the 119,000[11] tenant households in unincorporated LA County, 66,600—or 56%—spend more than a third of their income on rent and are, therefore, considered housing cost-burdened. Of all tenant households, 29% are severely cost-burdened, spending at least half of their income on rent. Countywide, more than 90% of households earning less than $20,000 are cost burdened.[12]

[9] Tenure by Race. US Census Bureau, American Community Survey (ACS), 5-Year Estimates. 2022.
[10] Detailed Household Language by Household Limited English-Speaking Status, Los Angeles County. United States Census Bureau. American Community Survey 1-year Estimates. 2024.
[11] State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2023. Sacramento, California, May 2025. US Census Bureau, American Community Survey (ACS) 5-Year Estimates.
[12] Renter Households by Income and Cost Burden Status, Los Angeles County. American Community Survey (ACS), US Census Bureau. 2023.

Single parents, seniors, and Black households are more likely to be cost burdened.[13] Trends at the County level suggest that single parent households, senior households, and Black households are most likely to experience housing cost burden.

Cohort	Number of Cost Burdened Households	Cost Burden Rate
Single-Parent Households	**71,000**	**81.7%**
Senior Households	**141,000**	**74.5%**
Black Households	**137,000**	**64.7%**
Households with Children	**330,000**	**59.9%**
Hispanic/Latino Households	**458,000**	**58.5%**
Households of Other Races	**399,000**	**58.2%**
All Tenant Households	**998,000**	**57.4%**
White Households	**290,000**	**55.1%**
Asian Households	**129,000**	**54.5%**

Figure 2.5: Cost Burden Rates by Tenant Cohort in LA County overall (2023)
Source: Public Use Microdata Sample, U.S. Census Bureau, American Community Survey 5-year Estimates (2023).

In the past decade, low-income tenant households have been replaced by higher income households. Between 2013-2023, unincorporated LA County lost 20,000 tenant households making less than $50K annually, while the number of higher income tenant households earning above $100K grew by 19,000.[14]

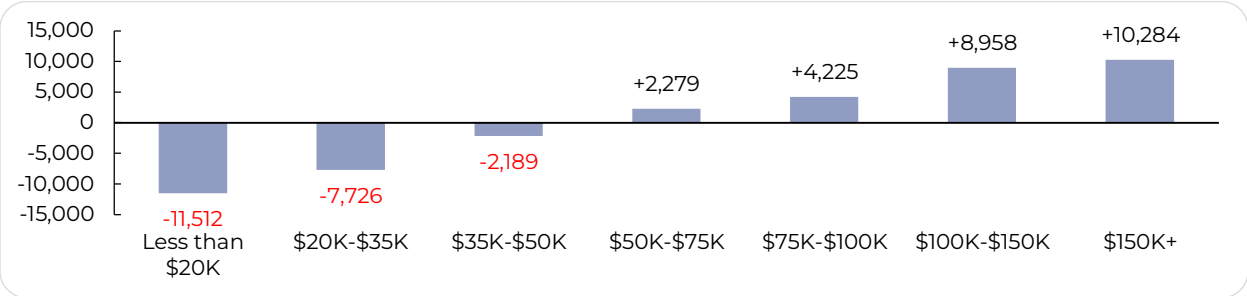


Figure 2.6: Change in Tenant Households by Income in unincorporated LA County (2013-2023)
Source: U.S. Census Bureau, American Community Survey 5-year Estimates (2013-2023)

[13] Overall Cost Burden Rates by Renter Cohort, Los Angeles County. Public Use Microdata Sample, U.S. Census Bureau, American Community Survey 5-year Estimates. 2023.
[14] Change in Households by Income, unincorporated LA County. American Community Survey, 2013-2023 5-year estimates. 2023.

RENTAL HOUSING MARKET IN UNINCORPORATED LA COUNTY

A. Overview of rental homes and landlords in unincorporated LA County

There are 119,000 occupied rental units in unincorporated LA County as of 2023.[15] Of these, 62% are smaller units with one to two bedrooms, 23% are three bedrooms, 9% are larger units with four or more bedrooms, and studios comprise the remaining 6%. Compared to LA County overall, unincorporated areas trend toward larger units (3+ bedrooms) and have a smaller share of studios and one-bedroom units.[16]

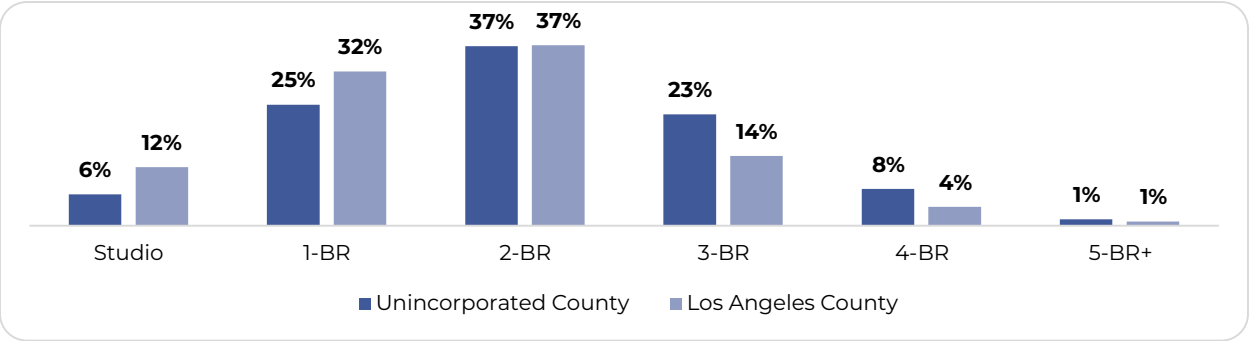


Figure 3.1: Rental units by number of bedrooms (2023)
Source: U.S. Census Bureau, American Community Survey 5-year Estimates (2023)

Based on properties included in the Rent Registry, 73% of registered properties are one- or two-unit properties.[17] Properties with three units and five or more units make up one fifth (20%) of registered properties, followed by properties with four units (6%) and mobilehome parks (1%).

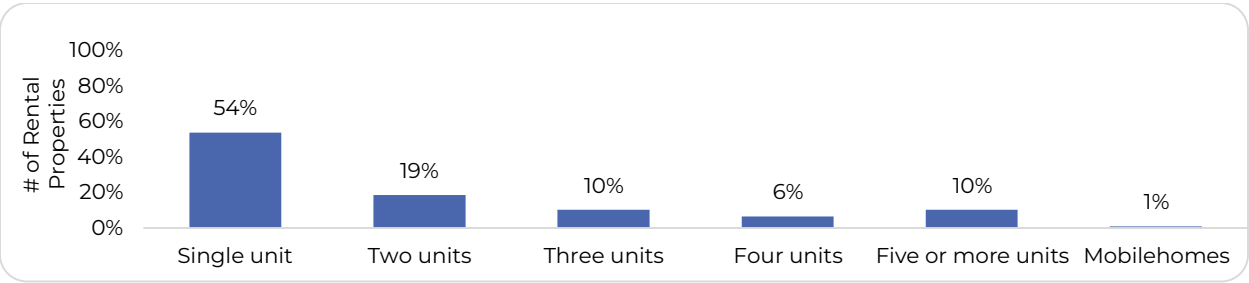


Figure 3.2: Structure Type for Registered Properties (FY 2024-2025)
Source: Los Angeles County Department of Consumer and Business Affairs, Rent Registry

Due to the lack of transparency into ownership structure, it is challenging to definitively identify "mom and pop" property owners who own a limited number of units. That said, **8% of property owners registered through the Rent Registry have self-reported as Small Property Landlords**,[18] defined as those who are qualified for and receive an Homeowners Property Tax Exemption, own a single rental property with no more than ten units or own up to three rental properties with a combined total of no more than ten units, including any properties located outside of LA County.

[15] State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2023. Sacramento, California, May 2025.
[16] Distribution of Rentals by Bedroom. US Census Bureau, American Community Survey (ACS), 5-Year Estimates. 2023.
[17] Los Angeles County Rent Registry, APN Type. FY 2024-2025.
[18] Los Angeles County Rent Registry, Small Property Owner Registrations. FY 2024-2025.

B. Trends in the rental market

As of 2024, median gross rent is $1,759 in unincorporated LA County, including the costs of rent and utilities.[19] Rents have increased by 44% over the past decade in unincorporated LA County. This increase has been lower than LA County overall, which experienced a 55% increase in median gross rents.

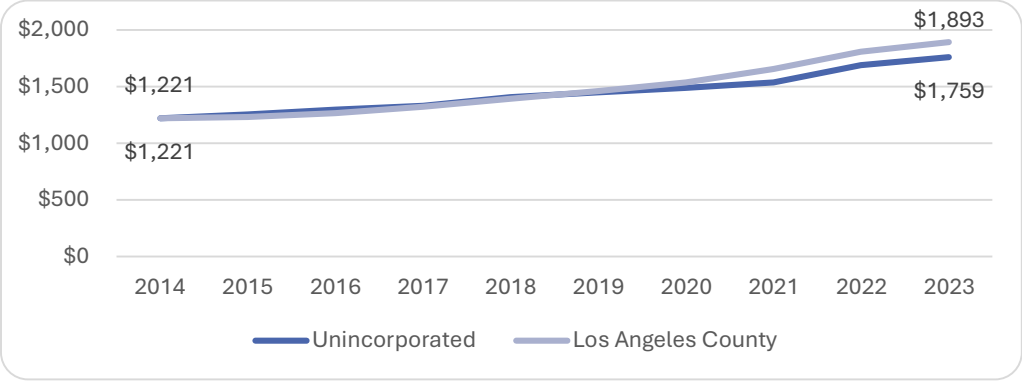


Figure 3.3: Median Gross Rents (2014-2023)
Source: U.S. Census Bureau, American Community Survey 5-year Estimates (2014-2023)

Homes are coming on the rental market at a higher pace in recent years but have yet to keep pace with projected demand. Between 2024 and 2025, an estimated 3,300 new housing units (rental and homeownership units) were delivered in unincorporated LA County,[20] outpacing previous years. However, this is still a fraction of the overall need – the Regional Housing Needs Assessment allocated 90,000 new units to be provided in unincorporated LA County during 2021-2029, but only 4,800 net new units, or 5.3% of this allocation, have been delivered since 2021.

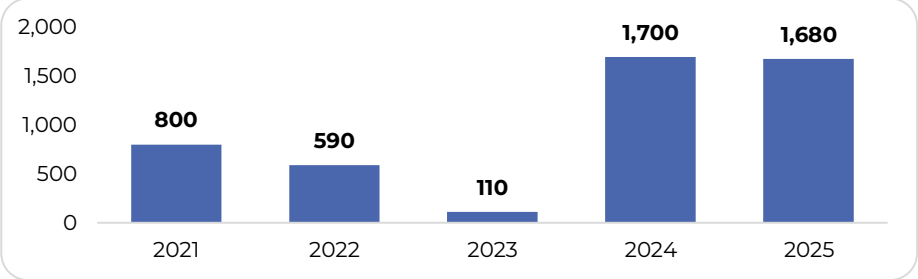


Figure 3.4: Change in all housing units in unincorporated LA County, 2021-2025
Source: State of California, Department of Finance, E-5 Housing Estimates

[19] Median Gross Rents. U.S. Census Bureau, American Community Survey 5-year Estimates. 2023.
[20] State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State January 1, 2021 — January 1, 2025. Sacramento, California, May 2025.

The recent wildfires in Los Angeles have destroyed thousands of housing units, intensifying the region's already severe housing shortage and placing tenants at heightened risk of displacement. Reduced rental housing supply has fueled rising rents and there are concerns of potential rent-gouging in the aftermath — even with legislation and pledges against it.

The County and other Los Angeles area cities have taken steps to stabilize the rental market and protect tenants. At the County level, DCBA issued a "Notice to Landlord of Inability to Pay Rent"[21] self-certification form under a Board of Supervisors Resolution that provides protections for qualifying tenants during Feb. 1 – July 31, 2025. The County's emergency protections prohibited landlords from charging late fees or interest on rent debt incurred during that period, gave tenants up to a year after the protection period ends to repay what is owed, and allowed self-certification of financial hardship.[22] The city of Los Angeles established similar temporary eviction protections[23]. In Pasadena, tenants unable to pay rent due to disaster-related income loss were shielded from eviction through mid-2025 and granted up to a year afterward to repay back rent, without late fees or interest.[24] In Altadena, tenant groups have also advocated for pauses on evictions and rent hikes, as well as clearer standards for repairing smoke, soot and ash-damaged units.[25] In addition, the city of Los Angeles is expediting temporary certificates of occupancy for multifamily units to bring homes back online more quickly. These measures aim to mitigate long-term impacts on tenants.[26]

"Gray area situations after the wildfires [where tenants face highly unique circumstances and/or do not know which County department leads or enforces policy] have been a particularly strong challenge for tenants."
Tenant Advocate, DCBA Focus Group

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[21] Los Angeles County Consumer & Business Affairs, Notice to Landlord of Inability to Pay Rent, February 2025
[22] California Apartment Association, L.A. County adopts eviction moratorium; rental assistance funding remains uncertain, February 2025.
[23] Los Angeles Housing Department, Renter Protections, February 2025
[24] Pasadena Rent Stabilization Department, City of Pasadena Adopts Ordinance to Protect Tenants Affected by the Eaton Fire, March 2025.
[25] LAist, Altadena Renters Organize, February 2025.
[26] Urban Land Institute, Rebuilding in the Aftermath of L.A.'s Unprecedented Urban Fires, Amid an Already Pressing Housing Crisis, 2025.

IMPLEMENTATION STATUS AND IMPACT OF THE RSTPO AND MRSMOPO

A. Goals and functions of the RSTPO and MRSMOPO

The RSTPO limits annual rent increases for qualifying units based on changes in the Consumer Price Index (CPI) and protects tenants in residential units in unincorporated Los Angeles County from being evicted without a valid reason. The RSTPO also provides a process for property owners to seek relief if they believe they are not receiving a fair return on their rental units under the permitted maximum annual rent increase.

MRSMOPO similarly limits annual rent increases for mobilehome spaces in the unincorporated Los Angeles County. The MRSMOPO also provides a process for mobilehome park owners to seek relief if they believe they are unable to receive a fair return in the operation of their mobilehome park under the permitted maximum annual rent increase.

Rental units in unincorporated LA County are eligible for rent stabilization, eviction protections, or both, depending on the type of unit and the year a Certificate of Occupancy (or equivalent permit) was issued.

Fully Regulated Units (Subject to rent stabilization and eviction protections)	Partially Regulated Units (Subject to eviction protections only)	Mobilehome Spaces (Subject to rent stabilization)
Located in unincorporated LA County	Located in unincorporated LA County	Located in unincorporated LA County
Certificate of Occupancy (or equivalent permit) issued on or before February 1, 1995	Certificate of Occupancy (or equivalent permit) issued after February 1, 1995	Constructed on or before January 1, 1990
Residential unit on a property with two (2) or more units	Most rental units, including Single Family Homes (SFH) & Condos, unless exempt	Containing recreation vehicles, in which the owners of such recreational vehicles have been residing on the mobilehome space for nine (9) or more consecutive months
Mobilehomes offered for rent by the owner of the mobilehome regardless of the date of the certificate of occupancy or equivalent permit		Month-to-month, short-term leases, or long-term leases entered into after February 13, 2020

Figure 4.1: Units/spaces subject to the County's protections and coverage types.
Source: Los Angeles County Department of Consumer and Business Affairs

Both the RSTPO and MRSMOPO became effective in April 2020 and established rent caps and protections against evictions. In preparation, the County established a Temporary Rent Stabilization Ordinance for Property Owners (TRSO), effective during September 11, 2018, through March 3, 2020, to mitigate rent increases beyond 3% during this period.

While the RSTPO and MRSMOPO became effective in April 2020, the County instituted a rent freeze in response to the COVID-19 pandemic between March 4, 2020, through March 31, 2023. The County authorized a 3% rent increase cap in April 2023 and has adjusted the cap during subsequent periods. The following table summarizes the allowable rent increase since 2018.

		General[27]	Small Property[28]	Luxury[29]	Mobilehomes
TRSO	September 11, 2018 – March 3, 2020	3%	-	5%	3%
COVID-19 TPR	March 4, 2020 – March 31, 2023	***No rent increase allowed*** *COVID-19 Tenant Protections Resolution prohibited rent increases for fully covered units (subject to LA County Code Chapter 8.52) and covered mobilehome spaces (subject to LA County Code Chapter 8.57).*			
RSTPO MRSMOPO	April 1, 2023 – December 31, 2023	3%	-	5%	3%
	January 1, 2024 – June 30, 2024	4%	-	-	4%
	July 1, 2024 – June 30, 2025	2.565%	3.565%	4.565%	3.206%
	Maximum cumulative increase allowed (September 2018 – June 2025)[30]	**12.565%**	**13.565%**	**18.565%**	**13.206%**

Figure 4.2: Allowable rent increase under TRSO 9/11/18 to 3/3/20, COVID-19 Tenant protections resolution 3/4/20 to 3/31/23, and RSTPO and MRSMOPO from 4/1/2023 to 06/30/2025
Source: Los Angeles County Department of Consumer and Business Affairs, Rent Increase Bulletins

B. Rent Registry functions and compliance as of 2025

The Rent Registry is an online service portal where owners of rental properties located in unincorporated Los Angeles County are required to register rental properties, update unit information, and pay annual registration fees. Property owners in unincorporated LA County must register their rental units or mobilehome spaces each year through the DCBA Rent Registry by creating an online account, entering property and tenancy details, applying for exemptions if applicable, and paying the required fees. Registration is due annually by September 30, and owners who fail to register cannot legally raise rents or impose certain charges.

In FY 24-25, 10,800 properties, consisting of 41,400 units, completed registration in DCBA's Rent Registry.[31] This means that 4.2% of eligible properties, or 13% of eligible units, are registered.[32] Registration rates varied by the type of unit – fully regulated units had the highest rates of

[27] Annual rent increases for fully covered rental units subject to LACC Section 8.52.050 will be 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%).
[28] Beginning January 1, 2025, 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%). Previous rent stabilization periods did not have a small property owner designation and followed the general rent increase formula.
[29] 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%).
[30] The *maximum cumulative increase allowed* reflects the nominal rent increase for September 2018 to June 2025, as opposed to maximum cumulative effective increase over this time frame.
[31] Completed registrations do not include properties that are exempt from registration or properties that registered in the previous fiscal year but did not complete registration for FY 2024-2025.
[32] Los Angeles County Rent Registry, Registration Open. FY 2024-2025. This does not account for properties that are exempt from registration.

compliance at 52% of units, while partially regulated units had the lowest, at 4%. In addition to the registered properties, 10,700 properties (11,770 total units) are exempt[33] from registration.

Of the 41,400 units registered in the Rent Registry, nearly two-thirds are fully regulated, meaning these units are rent-stabilized in addition to tenants being eligible for just cause protections. One in four units are partially regulated, which means tenants are protected from eviction, but units are not subject to rent stabilization, and the remaining 11% are mobilehome spaces subject to rent stabilization.

It is important to note that all rental units that meet the RSTPO and MRSMOPO eligibility criteria are subject to the County's protections, regardless of whether they are registered in the Rent Registry.

Regulation Type	Estimate of all units subject to RSTPO & MRSMOPO (including those NOT Rent Registered)	Registered Units included in Rent Registry	% of units included in Rent Registry
Fully Regulated (subject to rent stabilization and eviction protections)	52,100	26,900	52%
Partially Regulated (subject to eviction protections only)	241,100	10,000	4%
Unincorporated Mobile	16,300	4,500	28%
Total	**309,500 units**	**41,400 units**	**13%**

Figure 4.3: Registered Units in FY 2024-2025
Source: Los Angeles County Department of Consumer and Business Affairs, Rent Registry

Fully regulated units are noticeably more affordable than partially regulated units. In FY 2024-2025, the median rent in fully regulated, rent-registered units were $1,100 lower than in partially regulated units. Mobilehomes also show lower median rents at approximately $1,000.

Regulation Type	Median Current Rent
All Units in Rent Registry	$1,705
Fully Regulated	$1,600
Partially Regulated	$2,700
Mobilehomes	$1,017

Figure 4.4: Median Current Rent in Registered Units, FY 2024-2025
Source: Los Angeles County Department of Consumer and Business Affairs, Rent Registry

[33] Examples of exemptions include, but are not limited to, owner-occupied units/spaces, units/spaces used for nonrental purposes, and units/spaces that are exempt from rent stabilization under state and federal law.

Of the tenants in units registered in the Rent Registry[34], those in fully regulated units had a higher share of tenants who moved in before 2010 (16%) compared to those in partially regulated units (8%). One in three mobilehome tenants moved in before 2010.

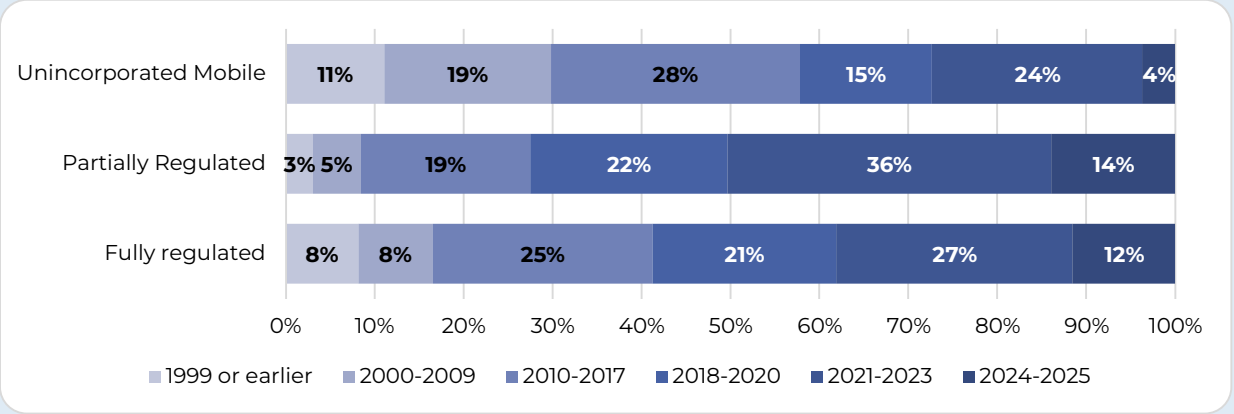


Figure 4.5: Start of Tenancy by Unit Type
Source: Los Angeles County Rent Registry FY 2024-2025, Start of Tenancy

C. DCBA's role in enforcement and implementation of the RSTPO and MRSMOPO

DCBA's mission is to create a fair and vibrant marketplace for consumers and businesses through education, advocacy, and complaint resolution.

The HTP Bureau administers the RSTPO and MRSMOPO by managing the Rent Registry, enforcing compliance, and providing direct support to tenants to keep them housed and ensure that property owners receive a fair return. DCBA is structured into specialized divisions that provide a range of services that support the RSTPO/MRSMOPO implementation and tenant protection services.

- **Rent Stabilization Division**
  This division provides case management and counseling for tenants and property owners, enforces the RSTPO and MRSMOPO through their Enforcement and Program Policy & Compliance teams, and manages the Rent Registry.
- **Housing and Eviction Prevention Division**
  This division supports the Rental Housing Oversight Commission, administers eviction protection programs, enforces habitability standards, and supports homeowners to prevent foreclosures.

<u>Providing technical assistance and counseling</u>

Under the Rent Stabilization Program (RSP), the Intake and Counseling Unit provides technical assistance and counseling for landlords, tenants, property managers, and others seeking support. Services include intake/case processing, providing call support for the Tenant Protections Hotline, case management, complaint investigations, public counter support at DCBA's headquarters and four branch office locations, and Rent Registry Program Support. In addition, the

[34] The Rent Registry, an online portal where landlords are required to register their rental units, provides data on property characteristics. See Section 4B for more information.

Intake and Counseling unit handle inquiries from the Board and host community and outreach events as well as stakeholder sessions.

In FY 2024-2025, the Intake and Counseling Unit received 12,800 calls related to rent stabilization. Landlords most frequently contacted the RSP about rent registration, general inquires, and questions about allowable rent increases; Tenants typically request help with evictions, rent increases, and rent registration. In addition, the Unit completed 1,450 phone appointments and received 700 referrals from the Board.

Call reason	% of Total Calls
Rent Registration	**50%**
Other, Transferred Out, N/A	**29%**
General Landlord/Tenant	**20%**
Eviction	**9%**
Rent Increase	**7%**
RSTPO/MRSMOPO	**6%**
Habitability	**5%**
Tenant Protection Act of 2019 (AB1482)	**4%**
Rental Assistance	**2%**
Disaster-Related	**1%**

Figure 4.6: Call Reason for calls received by DCBA's Intake and Counseling Unit in FY 2024-2025 (LA County overall)
Source: Los Angeles County Department of Consumer and Business Affairs, Power BI, RSU Daily Stats, Call Activity

Counselors supported residents by opening 2,800 counseling cases and closing 1,500 cases in FY 2024-2025. Counselors also supported over 2,000 phone appointments and 5,000 walk-in appointments. DCBA receives various inquiries from the public, including landlords, tenants, property managers, real estate professionals and attorneys. DCBA provides guidance on the County's RSTPO and MRSMOPO, the eviction process, habitability issues, and basic landlord/tenant rights.

While DCBA is tasked with serving residents in unincorporated LA County, their actual services reach further by taking calls from residents in incorporated areas or supporting residents referred from County leadership. In FY 2024-2025, more than one third of calls came from incorporated areas who do not fall under DCBA's jurisdiction. Supporting non-jurisdictional matters has required DCBA to pull resources from other internal units to support response.

D. Impact of the RSTPO and MRSMOPO on tenants

DCBA supports tenants in two ways: 1) keeping rents affordable, and 2) protecting tenants against evictions. To keep rents affordable, DCBA caps allowable rent increases and supports tenants experiencing unlawful increases, reduction in housing services, or habitability concerns by enabling them to submit Applications for Adjustment. To protect against evictions, DCBA regulates the legal process for evictions and ensures relocation assistance is provided, when applicable, to tenants that are displaced through no fault of their own. These combined efforts help prevent displacement and ensure that tenants can remain securely housed in unincorporated LA County.

Capping allowable rent increases (RSTPO & MRSMOPO)

Reviewing units and mobilehome spaces included in the Rent Registry, fully regulated units have experienced the lowest compound average annual rent growth among all registered units. Compared to overall market rents in unincorporated LA County, which saw a rent growth of 2.5% between 2018-2025, units registered in the Rent Registry saw slower rent growth regardless of their registration type.

	All registered units *(Trimmed Average)*	**Fully Regulated** *(Trimmed average)*	**Partially Regulated** *(Trimmed average)*	**Unincorporated Mobile** *(Trimmed average)*	**CoStar market rents[36]** (2018-2025)
CAGR rent growth	0.8%	0.7%	1.0%	0.9%	2.5%

Figure 4.7: Registered Unit CAGR compared to Market CAGR for Unincorporated LA County
Source: Rent Registry, CoStar (2018-2025)

While the average annual rent increase was smaller for units in the Rent Registry compared to market rents, some registered units saw rent increases beyond the market average. For example, 20% of tenants in fully regulated units and 8% living in unincorporated mobilehomes saw an increase higher than the market rent increase. In comparison, more than 36% of partially regulated units saw annual increases above this threshold.

[35] HR&A calculated CAGR to smooth out year-to-year fluctuations and provide a consistent measure of average annual rent growth over time by unit. After calculating the CAGR for each registered unit, HR&A reduced the influence of outliers by removing units with the highest and lowest CAGRs, removing 1% of the total number of units at the highest and lowest ends respectively. The "trimmed average" CAGR reflects the average CAGR by regulation type after reducing the influence of outliers.
[36] To estimate multifamily market data, CoStar average rent estimates use zip codes that overlap with the boundaries of unincorporated LA County. Therefore, some building data included falls outside of the unincorporated boundaries but can be used to understand broader market trends. CoStar also defines multifamily as "structure(s) typically containing five or more dwelling units." As a result, buildings with less than five units are not included in this data.

Enabling tenants to submit Applications for Adjustment

Tenants who believe they are entitled to a rent adjustment due to a potential violation of the RSTPO may submit an Application for Adjustment to DCBA.[37] In FY 2024-2025, DCBA received 207 applications for adjustments and processed 190 of those applications. Tenants cited unlawful rent increases as the leading reason for filing the application.

Case Type	% of Cases
Unlawful rent increases	52%
Reduction in services	19%
Habitability	29%

Figure 4.8: Application for Adjustment Case Types in FY 2024-2025
Source: Los Angeles County Department of Consumer and Business Affairs, Power BI, RSU Monthly Report

Other anti-eviction supports provided by the County and supported by DCBA

Stay Housed L.A., a partnership between LA County, the City of LA, and the City of Long Beach provides income-eligible tenants in Los Angeles County with free legal representation, information on their rights, and short-term rental assistance to help keep them in their homes. This network of assistance includes community-based organizations that advocate for tenants, non-profit legal service providers, and government partners.

Of the 40,800 Unlawful Detainer Filings in 2024, 2,400—or 5.9%—were for residents in unincorporated areas. In Quarter 1 of FY 2024-2025[38], Stay Housed LA:

- Provided legal representation for 550 residents facing eviction,
- Secured $110,500 in rental assistance for tenants,
- Held 23 "Know your Rights" workshops, and
- Provided 1,190 tenant navigation services.[39]

E. Impact of the RSTPO and MRSMOPO on landlords

The RSTPO and MRSMOPO help ensure property owners can earn a fair return on their residential units. DCBA supports this by allowing owners to request rent increases above the annual rent cap, when necessary, pass through the cost of major renovations or capital improvements to tenants, and follow clear procedures when tenancies can be terminated.

Enabling property owners to submit Applications for Rent Increase

Each fiscal year, landlords of fully covered units in unincorporated LA County may increase rents within the allowable limit defined under RSTPO and MRSMOPO. Landlords may also request an additional increase beyond the rent cap, provided they demonstrate it is necessary to earn a fair and reasonable return. In FY 2024-2025, DCBA's RSP Enforcement Unit reviewed 12

[37] Los Angeles County Code, Chapter 8.52.060(B) authorizes tenants to request a rent adjustment for potential violations of Chapter 8.52.
[38] Data is currently unavailable for Quarter 2 through Quarter 4 of FY 2024-2025.
[39] Los Angeles County Department of Consumer and Business Affairs, Power BI, RSU Monthly Report. July 1, 2024, to October 1, 2024.

applications for rent increase and processed and closed an additional 17, including backlogged applications.[40]

Enabling property owners to pass through costs of capital improvements or primary renovations

The Pass-Through Requests for Capital Improvements and Primary Renovations allow Landlords in unincorporated Los Angeles County to apply to recover up to 50% of the cost of eligible Capital Improvement and Primary Renovations from tenants in fully covered rental units. In FY 2024-2025, DCBA received six applications and processed and closed an additional five.

Providing Guidance for "Just Cause" Evictions

The RSTPO establishes eviction and relocation rules that balance tenant protections with a property owner's ability to earn a fair return. Landlords may pursue at-fault termination of tenancy when tenants break the rental agreement, and they may also terminate tenancy that are no-fault of the tenant. For residential units that meet RSTPO eligibility, the ordinance defines specific circumstances under which a tenant may be evicted and when relocation assistance must be provided.[41] [42]

DCBA received 81 no-fault terminations for units in FY 2024-2025 and processed 80.[43] Of the applications received, 51 were Owner Move-In cases, 14 were Government/court order cases, and 16 were due to property owners removing their unit from the rental market in compliance with County Code. In addition to the notices already processed by DCBA, the department is currently experiencing operational impacts due to the volume of notices of termination received. There are approximately 2,270 backlog notices of termination within FY 2024-2025.

The following table summarizes the major applications regarding RSTPO and MRSMOPO received and processed in FY 2024-2025.

Process	Applications received in FY 2024-2025	Applications processed in FY 2024-2025
Counseling	2,800	1,500
Application for Adjustment	207	190
Application for Rent Increase	12	17 (including backlog from previous years)
Passthrough requests	6	5
No-Fault Terminations	81	80

Figure 4.9: RSTPO and MRSMOPO applications received and processed in FY 2024-2025
Source: Los Angeles County Department of Consumer and Business Affairs, Power BI, RSU Monthly Report

[40] Los Angeles County Department of Consumer and Business Affairs, PowerBI, RSU Monthly Enforcement Report
[41] Landlords are required to pay relocation assistance when tenants are permanently or temporarily displaced from their rental unit through no fault of their own. Relocation assistance are benefits in the form of monetary payments, comparable accommodations, and the services of a relocation specialist– all provided to affected tenant(s) at the landlord's expense.
[42] Los Angeles County Department of Consumer and Business Affairs, Relocation Assistance Frequently Asked Questions, May 16, 2023.
[43] Los Angeles County Department of Consumer and Business Affairs, Eviction Tracker

F. Stakeholder Feedback

To better understand how tenants and property owners navigate rent stabilization and tenant protection processes, DCBA convened two virtual focus groups, one with tenant advocates and the other with a group representing property owners. The discussions aimed to identify common challenges and opportunities to make DCBA's processes more effective, efficient, and transparent.

Low awareness of DCBA's role and the services they provide

Participants expressed that DCBA's role implementing and enforcing RSTPO and MRSMOPO was not well-understood by tenants and property owners and that this lack of awareness has contributed to reduced participation in required processes. Tenant advocates noted that many residents did not know about DCBA until they needed assistance after wildfire disasters. They also expressed uncertainty about how the department's responsibilities differ from those of other County agencies, such as the Department of Public Health. At the same time, residents highlighted positive experiences with DCBA, noting that staff were knowledgeable, professional, patient, and helpful in guiding residents through processes.

Direct feedback from stakeholders:

> ***"Half of owners don't even realize they must go through DCBA processes."***
>
> ***"What is DCBA's role — enforcement or advice?"***
>
> ***"Many tenants didn't even know DCBA existed until wildfire disaster hit."***
>
> ***"It is unclear what's DCBA vs. DPH's responsibilities are, especially for issues related to habitability."***
>
> ***"I am writing to commend you on the services provided by Consumer and Business Affairs Representative [DCBA staff name redacted]. He provided outstanding customer services to an elderly couple who were lost in the Rent Registry process. Their website is not very user friendly, and we didn't know why we were not able to make the payment. It was not easy getting someone on the telephone to help us but upon speaking with [DCBA staff] the anxiety created by the threat of late fees for nonpayment in time while not being able to make the payment due to unknown problems, all of our anxieties were promptly settled. He patiently went over what the problem had been and helped us take care of the problem right then and there. I am certain that with more workers like [DCBA staff] relations between the government and the public sector would be smooth and pleasant."***
>
> ***"I want to express my appreciation for the representatives [at DCBA] I've spoken with—they have all been extremely knowledgeable, helpful, and professional. It's also reassuring to see that they follow a consistent approach..."***

Need for inclusive and accessible stakeholder engagement

Tenant and property owner advocates highlighted the need for more proactive and accessible education and engagement from DCBA. Regarding the Rent Registry, both also expressed concerns that many property owners remain unaware of the requirement and called for stronger education and outreach to promote compliance and alignment. Tenant advocates noted that DCBA's current efforts, such as tabling at events after the Eaton Fire, are not sufficient to address tenants' needs and recommended having a designated point of contact to guide tenants through processes. Property owners expressed frustration with untimely communication regarding

engagement opportunities and emphasized the need for more timely notice about webinars and other opportunities to engage with DCBA and County staff.

Direct feedback from stakeholders:

> ***"Tabling alone isn't effective. [Eaton Fire] tenants need a DCBA point person."***
>
> ***"We (tenants) have been asking for a designated point person at DCBA to answer our questions"***
>
> ***"Owners want clearer, more proactive outreach and education."***
>
> ***"DCBA should publish a calendar of webinars at least a month ahead."***
>
> ***"Owners appreciate webinar formats that let them share directly with County staff and supervisors."***
>
> ***"There is no real push to get landlords on the rent registry."***

Need for making DCBA's resources and processes easier to navigate

Focus group participants identified challenges in accessing clear and consistent information from DCBA. Both tenant and property owner advocates reported experiencing difficulty finding contact information, dealing with long response wait times, and often receiving inconsistent answers to inquiries. The department's website was described as overly complex and difficult to navigate, even for users familiar with the content. Participants emphasized the need for more practical tools and resources—both digital and physical—to help better understand requirements and processes. They proposed creating maps to help identify if users live in unincorporated areas, developing simple calculators to understand whether a rent increase was allowable, reference guides, and improving the accessibility of existing materials such as the websites FAQs page and informational sessions. In terms of processes and requirements, property owner advocates noted that some view the rent registry as overly time-consuming, which limits compliance.

Direct feedback from stakeholders:

> ***"Finding contact information or a point of contact is difficult. Then, there are long waits and unclear answers."***
>
> ***"DCBA's website is too busy. You have to really know what you are looking for, and even then, you struggle."***
>
> ***"Nobody knows what unincorporated [LA County] means." "The County should have a map showing what's unincorporated vs. city, where you can plug in your address and see if you are in Unincorporated LA."***
>
> ***"Tenants need a simple calculator: 'This was my rent; this is my new rent — is this rent increase allowed?'"***

Need for clearer and more proactive enforcement mechanisms

Both tenant and property owner advocates noted long response times and limited enforcement of RSTPO and MRSMOPO policies. Tenant advocates emphasized the need for official documentation, such as case numbers and written confirmation letters, to help tenants advocate for themselves and demonstrate ongoing engagement with DCBA. They also called for the department to adopt a more proactive enforcement approach focused on deterrence and clear communication about

what is and is not permitted under the ordinances. Property owners' main concerns were around delays, limited follow-up, and long response times.

Direct feedback from stakeholders:

> ***"Response times are the hardest part. There are long delays and limited follow-up."***
>
> ***"Give tenants official follow-up, even a letter or case number, to defend themselves."***
>
> ***"DCBA should take a more proactive approach to enforcement through deterrence. It needs to communicate clearly what is and isn't allowed."***

CONCLUSION AND NEXT STEPS

The feedback and evaluation provided through this annual report by our stakeholders, and throughout the first two years of full implementation, is invaluable. It offers visibility into where our systems are working well and where we must enhance capacity, coordination, and usability for both tenants and landlords. It is also important to acknowledge that some of the challenges raised are not a reflection of intent or lack of commitment, but symptoms of broader structural realities: emergency response periods and oversight of emergency tenant protection policies, the complexity of a multifaceted regulatory landscape where multiple departments share oversight roles, funding and staffing constraints, and balancing service models with regulatory and legal limitations. Understanding these nuances allows us to interpret stakeholder and operational feedback not as isolated challenges, but as opportunities for improvement that will help us strengthen the program as it continues to mature.

We are committed to monitoring and reporting on the impacts of these ordinances, investing in improving the quality and quantity of data with which to make decisions, and continuing engagement with both tenants, space renters, and property owners, to better deliver on the goals of addressing the housing crisis in LA County.

Looking ahead, DCBA will continue to:

- Review and streamline the administration of the RSTPO and MRSMOPO to make the processes transparent, effective, and efficient for the tenants and property owners.
- Expand outreach to tenants and property owners to increase awareness and understanding of their roles and responsibilities, and to increase participation in the Rent Registry.
- Collect and report data regarding the impacts of RSTPO and MRSMOPO to establish effective benchmarks and enable the Board to evaluate and adjust the ordinances to best meet the moment and the need.
- Drive policies that seek to expand and preserve affordable rental units and mobilehome spaces in LA County.

This annual report is the first step in ensuring these ordinances deliver on the promise of RSTPO and MRSMOPO: stabilizing rents, protecting tenants against unfair evictions, and supporting property owners to ensure they can earn a fair return. We are committed to using these insights to elevate service delivery, refine policy, enhance user experience, and ensure that the RSTPO and MRSMOPO fully achieve their intent.

Data appendix: Metrics the County will track over time

	LA County Total	Incorporated LA County	Unincorporated LA County
2020	1,846,000	1,728,200	117,800
2021	1,849,000	1,731,500	117,500
2022	1,860,000	1,741,100	118,900
2023	1,881,000	1,761,900	119,100
2024	1,895,000	1,775,800	119,200
2025	1,910,000	1,790,200	119,800

Table 1: Tenant Occupied Housing Units (2020-2025)
Source: *State of California, Department of Finance, E-5 Population and Housing Estimates (2025)*

Year	17 and under	18 to 24	25 to 34	35 to 64	65 and over
2013	252,900	107,000	132,500	374,700	104,800
2018	234,100	100,200	143,000	382,200	128,000
2023	215,200	85,300	133,100	376,300	140,800

Table 2: Age of residents in tenant-occupied units, unincorporated LA County (2012-2023)
Source: *U.S. Census Bureau, American Community Survey 5-year Estimates (2023)*

Year	Unincorporated LA County	LA County
2013	3.46	3.01
2014	3.47	3.02
2015	3.49	3.02
2016	3.46	3.01
2017	3.46	3.01
2018	3.46	3.00
2019	3.45	2.99
2020	3.42	2.96
2021	3.41	2.94
2022	3.35	2.89
2023	3.30	2.85

Table 3: Average Household Size by Year
Source: American Community Survey (ACS), 5-year estimates (2013-2023)

Household Size	2013	2023	2013	2023	Delta	Change
1	49,400	49,900	18%	18%	500	1%
2	70,300	76,200	26%	27%	5,900	8%
3	45,600	51,900	17%	18%	6,300	14%
4	48,700	47,700	18%	17%	-1,000	-2%
5	31,700	28,400	12%	10%	-3,300	-10%
6	15,200	13,900	6%	5%	-1,300	-9%
7+	14,400	14,600	5%	5%	200	1%
Total	**275,300**	**282,600**	**7,300**	**-**	**-**	**-**

Table 4: Household Size in unincorporated LA County
Source: American Community Survey (ACS), 5-year estimates (2013-2023)

Language	Estimate
Total:	3,485,810
English only	1,487,835
Spanish	1,225,709
Other Indo-European languages	180,514
Chinese (incl. Mandarin, Cantonese)	167,659
Tagalog (incl. Filipino)	100,689
Korean	79,050
Other Asian and Pacific Island languages	73,266
Russian, Polish, or other Slavic languages	44,853
Other and unspecified languages	38,592
Vietnamese	28,246
French, Haitian, or Cajun	21,900
Arabic	21,655
German or other West Germanic languages	15,842

Table 5: Different Languages spoken at home

Source: United States Census Bureau. American Community Survey 1-year Estimates, Detailed Household Language by Household Limited English-Speaking Status (2024)

Tenant Cost Burden	LA County	Unincorporated LA County
All Cost Burdened (30%+)	57%	56%
Cost Burdened (30-49%)	27%	27%
Severely Cost Burdened (50%+)	31%	29%
Not Cost Burdened (< 30%)	43%	44%

Table 6: Percent of Tenant Households Experiencing Cost Burden

Source: US Census Bureau, American Community Survey (ACS), 5-Year Estimates (2023)

Households	2013	2023	Change	Delta
Less than $20K	42,400	26,100	-16,300	-38%
$20K-$35K	38,400	25,600	-12,800	-33%
$35K-$50K	35,600	26,100	-9,500	-27%
$50K-$75K	48,400	39,100	-9,300	-19%
$75K-$100K	35,000	34,400	-600	-2%
$100K-$150K	41,300	54,900	13,600	+33%
$150K+	34,200	76,400	42,200	+123%

Table 7: Number of Households by Income Levels Unincorporated LA County

Source: US Census Bureau, American Community Survey (ACS), 5-Year Estimates (2013-2023)

Year	Unincorporated LA County
2018	$1,902
2019	$1,959
2020	$1,958
2021	$2,096
2022	$2,176
2023	$2,201
2024	$2,235
2025	$2,262

Table 8: Average Multifamily Rents for Properties with 5 or More Dwellings
Source: CoStar (2018-2025)

Year	Owners	Renters
2013	167,400	107,800
2014	167,100	109,600
2015	165,900	110,800
2016	165,700	112,700
2017	168,300	112,200
2018	168,200	111,700
2019	168,700	111,800
2020	170,900	111,300
2021	169,800	110,100
2022	170,100	111,700
2023	170,500	112,100

Table 9: Housing Units by Tenure
Source: US Census Bureau, American Community Survey (ACS), 5-Year Estimates (2013-2023)

Year	Unincorporated LA County	5-Year Change
2013	971,800	
2018	987,500	+1.6%
2023	950,600	-3.7%

Table 10: Unincorporated LA County Population
*Source**:** Source: US Census Bureau, American Community Survey (ACS), 5-Year Estimates (2013-2023)*

Number of Bedrooms	LA County	Unincorporated LA County
Studio	12%	6%
1-BR	32%	25%
2-BR	37%	37%
3-BR	14%	23%
4-BR	4%	8%
5-BR+	1%	1%

Table 11: Rental Units by Number of Bedrooms (%)

Source: US Census Bureau, American Community Survey (ACS), 5-Year Estimates (2023)

	Units	% of Registered Units	Properties	% of Registered Properties
Single unit	6,000	14%	5,800	54%
Two units	4,100	10%	2,000	19%
Three units	3,400	8%	1,100	10%
Four units	2,800	7%	700	6%
Five or more units	20,600	50%	1,100	10%
Mobilehomes	4,500	11%	100	1%
Total	**41,400**	**100%**	**10,800**	**100%**

Table 12: Registered rental properties by structure type

Source: Los Angeles County Rent Registry, Median Current Rent (FY 2024-2025)

	Fully Regulated	Partially Regulated	Mobilehomes
2024-2025	3,000	1,400	200
2021-2023	6,900	3,600	1,100
2018-2020	5,400	2,200	700
2010-2017	6,400	1,900	1,300
2000-2009	2,200	500	800
1999 or earlier	2,100	300	500

Table 13: Start Year of Tenancy for Registered Occupied Residential Units

Source: Los Angeles County Rent Registry, Start Year of Tenancy (FY 2024-2025)

	Tenants Vacated	Percent
Tenant voluntarily vacated	2,690	90%
Tenant vacated after receiving a For Cause termination notice	55	2%
Death of Tenant	47	2%
Tenant vacated after receiving an Eviction Request notice	160	5%
Tenant vacated after agreeing to a Buyout Offer	26	1%
Unit was not previously occupied by Tenant	24	1%
Total	**3,002**	**100%**

Table 14: Reason Unit Vacated for Rent Registered Units

Source: Los Angeles County Rent Registry, Reason Unit Vacated (FY 2024-2025)



LOS ANGELES COUNTY

CONSUMER & BUSINESS AFFAIRS

800-593-8222

320 W. Temple St. Room G-10
Los Angeles, CA 90012

www.dcba.lacounty.gov