



Rent Stabilization Update

JULY 2019

ANNUAL ALLOWABLE RENT ADJUSTMENT

The annual allowable rent increase for rental units subject to the Rent Stabilization Ordinance (RSO) for the fiscal year from July 1, 2019 through June 30, 2020 is **4%**. (LAMC 151.07A.6)

INTEREST ON SECURITY DEPOSITS

The interest rate for tenant security deposits in 2019 is **.06%**. Alternatively, the landlord may provide the tenant a copy of the bank statement and pay the actual rate of interest earned.

RSO REGISTRATION (CERTIFICATES) STATEMENTS

Annual Statements of Registration (Certificate) for 2019 have been mailed to property owners who have paid their annual registration fees and completed the rent registration forms. The Annual Registration Certificates are also available for download at hcidlabill.lacity.org. *Per L.A.M.C. 151.05, no landlord may demand or accept rent for a rental unit without first serving a copy of a valid registration statement on the tenant of that rental unit.*

The RSO allows fifty percent (50%) of the paid registration fee (\$12.25) to be passed through to tenants. This fee can only be collected in the month of **August** provided a written 30-day notice has been given to the tenant.

TENANT RELOCATION ASSISTANCE AMOUNTS

No-fault evictions under the RSO require the payment of relocation assistance. The amount of relocation assistance depends on whether the tenant is an Eligible or Qualified tenant, the length of tenancy, and the tenant's income. Below are the amounts effective on July 1, 2019.

Relocation Assistance Amounts - July 1, 2019 through June 30, 2020

Note: "Qualified tenants" include senior citizens and disabled tenants as well as households with a minor dependent child. All other tenants are "Eligible" tenants

Tenants	Tenants with Less Than 3 Years	Tenants with 3 or More Years	Tenants Qualifying Under HUD Low Income Limits	Tenants Renting Units in Mom & Pop Properties
Eligible Tenant	\$8,500	\$11,150	\$11,150	\$8,200
Qualified Tenant	\$17,950	\$21,200	\$21,200	\$16,500



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2019 HUD Low Income Limits for Los Angeles

Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Income Limit	\$58,450	\$66,800	\$75,150	\$83,500	\$90,200	\$96,900	\$103,550	\$110,250

A lower relocation assistance payment is required for evictions for owner occupancy for “Mom and Pop” properties. “Mom and Pop” landlords may own no more than four residential units and a single-family house in the City of Los Angeles. (LAMC 151.30.E) These landlords may pay a lower amount in order to evict for occupancy by the landlord, or the landlord’s spouse, children, parents, grandparents, or grandchildren. Use of this provision is limited to once every three years.

HCIDLA CENTRAL OFFICE

Our Central Regional office located in Koreatown at 3550 Wilshire Boulevard, 15th Floor 90010 is **closed until further notice**. For office locations, please visit: hcidla.lacity.org/Public-Counters.

COUNCIL DISTRICT 8 MARK RIDLEY-THOMAS CONSTITUENT CENTER

As of December 2018, HCIDLA is no longer at the Mark Ridley-Thomas Constituent Center due to remodeling. Five other HCIDLA office locations are available throughout the City. For office locations, please visit: hcidla.lacity.org/Public-Counters.

TENANT BUYOUT AGREEMENTS “CASH FOR KEYS”

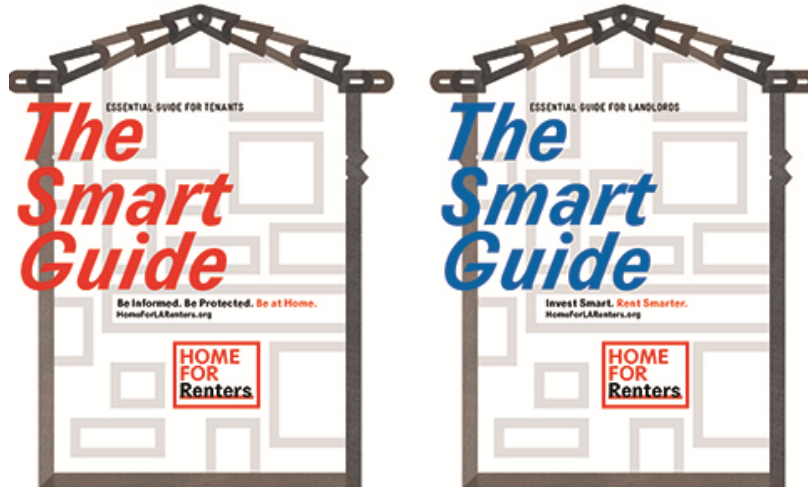
A “Cash for Keys” or Buyout Agreement is a written agreement where a landlord pays a tenant money or other consideration to voluntarily move out of their rent stabilized unit. Under the RSO, a landlord must provide the tenant with an RSO Disclosure Notice before the landlord and tenant sign the Buyout Agreement. Buyout Agreements are voluntary and a tenant is not required to accept a buyout offer. Refusing to sign a Buyout Agreement is not a legal reason for eviction under the RSO. All Buyout Agreements must be in the language of the tenant and must indicate the RSO relocation amounts and state that a tenant may rescind a Buyout Agreement within 30 days, or at any time if requirements are not met and filed with HCIDLA. To learn more about the Tenant Notification Buyout Agreement Program, please visit hcidla.org/buyout-agreements.

FORECLOSURE EVICTION MORATORIUM

Banks and other lenders who foreclose on any property may not evict tenants merely because of the foreclosure. Tenants may only be evicted based on one of the grounds provided in the RSO (LAMC 151.09). The City Council extended this protection to all tenants in the City of Los Angeles through December 31, 2020.

“QUICK” GUIDE TO THE RSO

For a basic summary of your rights and responsibilities as a tenant or landlord of a rental property covered by the Los Angeles RSO, check out our Tenant and/or Landlord pocket guides, available online in both English and Spanish at hcidla.lacity.org/home-for-renters.



FREE LANDLORD/TENANT WORKSHOPS

Don't miss this year's FREE landlord/tenant workshops. A different topic is offered each month, and workshops are presented at several times and locations throughout the City. Please see the attached workshop schedule or visit hcidla.lacity.org/events-calendar.