

Rent Stabilization Ordinance (RSO)/SCEP Exemption Information

- If the exemption status for the unit previously exempted changes, the property owner must notify the Los Angeles Housing and Community Investment Department. Payment of fees may be required within 10 days.
- Do NOT submit original documents. Keep copies of all requested documents submitted.

Exemption Type	Reason for Unit Exemption or Adjustment	Exemption Period	OWNER TO PROVIDE REQUIRED DOCUMENTATION	Exempt from	
				RENT	SCEP
P1	Commercial Use		Certificate of Occupancy.	YES	YES
P2	Demolished		LADBS Demolition Permit and approved final inspection.	YES	YES
P3	a) Monastery or Convent only	3 Years	Certificate of Occupancy or letter on official letterhead stating sole use as convent or monastery.	YES	YES
	b) On-campus fraternity or sorority houses or student housing accommodations		School-owned property used as fraternity or sorority or housing accommodations for students. Letter required on school letterhead stating the use with a list of unit #s required.	YES	YES
	c) Off-campus fraternity or sorority houses or student housing accommodations	3 Years	School-owned property used as fraternity or sorority or housing accommodations for students. Letter required on school letterhead stating the use with a list of unit #s required.	YES	NO
P4a	Withdrawn from rental housing use (Ellis Act)		Copy of "Notice of Intent to Withdraw Units from Rental Housing Use" Application processed by HCIDLA.	YES	YES
P5	a) Hospital		Certificate of Occupancy.	YES	YES
	b) Licensed Care Facility	3 Years	Care facility license and, if applicable, Certificate of Occupancy and lease agreement (if applicable).	YES	YES
R1	Constructed after October 1, 1978		Certificate of Occupancy (Owner must show that building was built after 10/1/1978).	YES	NO
R2	a) Affordable Housing Accommodations		Requires recorded covenant and/or government issued regulatory agreement and HCIDLA exemption approval letter issued after 7/15/2011 under LAMC 151.02.	YES	NO
	b) Replacement Affordable Housing Accommodations		Requires recorded covenant and/or government issued regulatory agreement and HCIDLA exemption approval letter under LAMC 151.28.B.	YES	NO
R3	Rent-regulated Non-Profit Organization		NO new applications accepted after 7/15/2011. Submit HCIDLA Non-Profit Exemption letter issued for the application submitted prior to 7/15/2011. NEW APPLICANTS, PLEASE REFER TO R2 EXEMPTION.	YES	NO
R5	a) Substantial Renovation		NO new applications accepted after 10/3/1989. Copy of Certificate for Substantial Renovation issued by HCIDLA for an application submitted prior to 10/4/1989.	YES	NO
	b) Luxury Exemption		Copy of Certificate for Luxury Exemption issued by HCIDLA. NEW Applicants must be able to establish rent levels on May 31, 1978 were at the requisite levels.	YES	NO
R6	Housing Accommodation exempted by State or Federal law or administrative regulations	1 Year	Copy of State/Federal law or administrative regulation exempting units from municipal rent regulations and regulatory agreement or contract documenting exempt units. Project-based Section 8 requires HUD Regulatory Agreement indicating the property's mortgage is insured or held by HUD, the current mortgage statement and HAP renewal contract, and other relevant documentation.	YES	NO
S2	a) Co-operative Unit (defined in Civil Code (CC) Sections 817 and 817.1)	3 Years	Proof that property is a limited-equity housing co-operative, copy of co-operative Agreement, articles of incorporation, by-laws, number of units & unit #s and list of current members.	YES	NO
	b) Co-operative Unit acquired under Govt. Code 54237(d)		Proof of acquisition under the Code.	YES	NO
	c) Non-profit stock cooperative occupied by shareholder tenant	3 Years	501 c 3 certificate, copy of co-operative agreement, articles of incorporation, by-laws, list of current shareholders and other relevant documents.	YES	YES
S3	a) Government owned or managed	3 Years	Proof that the property is government owned and/or managed.	NO	YES
	b) HACLA owned and operated		Proof that the property is owned and managed by HACLA.	YES	YES
S4	Mobile Home Park	1 Year	Copy of permit to operate first issued on or after 2/10/1986, number of units and list of spaces leased with written lease agreements exceeding twelve (12) months for spaces that are the primary residence of the lessee.	YES	YES