



GENERAL INFORMATION

Rent Stabilization Bulletin

The Rent Stabilization Ordinance (RSO) was passed by the Los Angeles City Council on May 1, 1979. The City Council designed the law to protect tenants from excessive rent increases while allowing landlords a reasonable return on their investment. Rental units subject to the Ordinance, which must be registered, include: apartments, condominiums, town houses, duplexes, two or more dwelling units on the same lot, mobile homes, mobile home parks, and rooms in a hotel, motel, rooming house or boarding house occupied by the same tenant for thirty (30) or more consecutive days.

The RSO addresses allowable rent increases, the registration of rental units, legal reasons for eviction, and the causes for eviction requiring relocation assistance payment to the tenant. Under the RSO, both landlords and tenants have rights and responsibilities.

LANDLORDS HAVE THE RIGHT TO:

- ◆ Raise rent once every twelve months by the annual allowable increase. The allowable rent increase for the period of July 1, 2015 through June 30, 2016 is 3%. The allowable rent increase for the period of July 1, 2014 through June 30, 2015 is 3%.
- ◆ Raise the rent by an additional one percent (1%) for gas and/or 1% for electricity when the landlord pays for all the costs of either of these services for the tenant.
- ◆ Raise the security deposit and the last month's rent by the annual allowable increase percentage at the same time as the rent is raised.
- ◆ Raise the rent by ten percent (10%) for an additional tenant, EXCEPT THAT if the landlord had actual or constructive knowledge of the additional tenant's occupancy for more than 60 days and failed to notify the tenant of the rent increase, then the landlord shall not be able to increase the rent per Ordinance No. 181744, effective July 1, 2011.
- ◆ Evict tenants in good faith for one of the legal reasons stated in the RSO.
- ◆ Apply for special rent increases based on an application for Primary Renovation, Capital Improvements, Rehabilitation, or a "Just and Reasonable" rent adjustment.

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LOS ANGELES, CA 90502

3550 WILSHIRE BLVD.
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LOS ANGELES, CA 90010

8475 S. VERMONT AVE.
2ND FLOOR
LOS ANGELES, CA 90044

1645 CORINTH AVE.
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CITY OF LOS ANGELES

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GENERAL INFORMATION

Rent Stabilization Bulletin

- ◆ Pass through current year Systematic Code Enforcement Program (SCEP) fees of \$43.32 to the tenants at the rate of \$3.61 per month for twelve months, if the owner has paid them in full. In order to collect this monthly fee from the tenant, the owner must give the tenant a written thirty (30) day Notice of Increase prior to the collection of this fee once a year and provide the tenant a copy of the Registration Certificate.

TENANTS HAVE THE RIGHT TO:

- ◆ See a copy of the Registration Certificate of their rented units with the Rent Stabilization Division from the landlord.
- ◆ Receive a rent increase limited by the RSO to once every twelve months.
- ◆ Receive interest on their security deposits annually. The following table indicates the interest rates adopted by the Rent Adjustment Commission:

CHRONOLOGY OF INTEREST RATES ON SECURITY DEPOSITS*			
For Time Period:	Interest Rate	For Time Period:	Interest Rate
11-01-1990 to 12-31-2000	5%	01-01-2009 to 12-31-2009	1.76%
01-01-2001 to 12-31-2001	2%	01-01-2010 to 12-31-2010	0.55%
01-01-2002 to 12-31-2002	0%*	01-01-2011 to 12-31-2011	0.29%
01-01-2003 to 12-31-2003	1%	01-01-2012 to 12-31-2012	0.22%
01-01-2004 to 12-31-2004	.26%	01-01-2013 to 12-31-2013	0.15%
01-01-2005 to 12-31-2005	1.21%	01-01-2014 to 12-31-2014	0.18%
01-01-2006 to 12-31-2006	1.74%	01-01-2015 to 12-31-2015	0.12%
01-01-2007 to 12-31-2007	2.39%	01-01-2016 to 12-31-2016	0.06%
01-01-2008 to 12-31-2008	3.22%		

* No interest was required on security deposits for the period of January 1, 2002, through December 31, 2002 by Council action (Ordinance 175020).

- ◆ File a complaint with the Rent Stabilization Division, if the landlord:
 1. Imposes an illegal rent increase.
 2. Is not registered in compliance with the Ordinance.
 3. Provides a Notice to Quit that does not give a legal reason for eviction or is false or deceptive.

Rent Stabilization Bulletin

4. Does not pay relocation assistance as required by the RSO.
 5. Removes a housing service from the tenancy.
 6. Fails to post an RSO notice on the property.
- ◆ Be given one of the Legal Reasons for Eviction stated in the RSO on any Notice to Quit.
 - ◆ Receive relocation assistance for certain no-fault evictions.
 - ◆ File a complaint with Code Enforcement Division, if there are suspected code violations.

STATE LAW

State law addresses other rights and responsibilities of landlords and tenants. Some areas covered by State law include lease agreements; living conditions; responsibilities for repairs and maintenance; security deposits; privacy; discrimination; procedures for vacating a rental unit; and, retaliatory evictions. Questions on State law may be directed to the Department of Consumer Affairs at: 500 West Temple Street, Room B-96, Los Angeles, California 90012, by calling 1-800-593-8222.

THE RENT STABILIZATION PROGRAM DOES:

- ◆ Regulate the rent increases on multi-unit apartment buildings, condominiums, duplexes, mobile homes and two detached single-family homes on the same lot.
- ◆ Require that all rental property subject to the RSO be registered with the Rent Stabilization Division. The registration period is January 1st through February 28th every year.
- ◆ Require that landlords file claims of exemption from the RSO by January 31 of each year and prohibits the HCIDLA from processing rent adjustments if landlords have not paid all fees pursuant to Ordinance No. 181744, effective July 15, 2011.
- ◆ Set the registration fee at \$24.51 per unit. (Half of this fee, \$12.25, may be passed through to the tenant, but only in the month of June after the tenant has been provided with a 30-day written notice.) The landlord must give a photocopy of the registration certificate to each tenant.
- ◆ Allow the landlord to raise the rent to any level after a voluntary vacancy.
- ◆ Allow the landlord to evict a tenant to recover the rental dwelling for the use of the landlord or the landlord's immediate family (landlord, spouse, children or parents) or for a resident manager. Partnerships or corporations may evict only for a resident manager.
- ◆ Permit landlords to apply for Capital Improvements and Rehabilitation Work cost recovery rent adjustments. Applications must be filed within twelve months after the work is completed.



GENERAL INFORMATION

Rent Stabilization Bulletin

- ◆ Conduct hearings requested by tenants or landlords, appealing the Department's decision on a rent adjustment.
- ◆ Investigate complaints alleging that the provisions of the RSO been violated.

THIS INFORMATION IS OFFERED FREE OF CHARGE TO THE GENERAL PUBLIC.

While this publication is designed to provide accurate and current information about the law, readers should consult an attorney or other expert for advice in particular cases, and should also read the relevant statutes and court decisions when relying on cited material. Laws and guidelines are frequently amended. The HCIDLA recommends that you verify information in the event that new changes are not yet reflected in this publication. The HCIDLA does not assume and hereby disclaims any liability to any party for any loss, damage, or disruption caused by errors or omissions, whether such errors or omissions result from negligence, accident, or any other cause.

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