

Rent Stabilization Update

JANUARY 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, 2018 through June 30, 2019 is **3%**. The annual allowable rent increase percentage 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.

RENT REGISTRY & RSO REGISTRATION STATEMENTS

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 2019 annual Rent Registration period is underway.

The City Council adopted the Rent Registry Ordinance (#184529) effective October 4, 2016. This Ordinance provides that landlords must provide the amount of rent and tenancy information for each rental unit that is subject to the Rent Stabilization Ordinance (RSO). This information must be submitted annually by the last day of February of each year. Rental unit registration is complete when all fees have been paid and all information on the amount of rental and tenancy information, including emergency information, has been provided.

To ensure accuracy and avoid delays, it is recommended that registration be completed online on the registerLarent.org website. If RSO registration fees are paid online and the Rent Registry is completed, the 2019 Annual Statement of Registration (Certificate) will be available for download at <https://hcidlabill.lacity.org>.

Landlords may also send this form by mail. If registering by mail, please be sure to complete the form by filling the information inside the boxes with black ink only to ensure readability. Forms filled out of the boxes or not marked properly may cause a delay in processing.

Help with the Rent Registry process is available throughout the month of January at seven (7) workshops (see schedule attached) or by emailing hcidla.rentregistry@lacity.org.

The Rent Stabilization Ordinance (RSO) allows that fifty percent (50%) of the paid registration fee (\$12.25) can be passed on to the tenant. 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. These amounts will increase on July 1, 2019.

Relocation Assistance Amounts - July 1, 2018 through June 30, 2019

	Tenants with Less Than 3 Years	Tenants with 3 or More Years	Income Below 80% of Area Median Income*	Evictions for Owner Occupancy In "Mom & Pop" Properties
Eligible Tenant	\$ 8,200	\$ 10,750	\$ 10,750	\$ 7,900
Qualified Tenant	\$ 17,300	\$ 20,450	\$ 20,450	\$ 15,900

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

All other tenants are "Eligible" tenants.

2018 HUD Low Income Limits for Los Angeles

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$54,250	\$62,000	\$69,750	\$77,500	\$83,700	\$89,900	\$96,100	\$102,300

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.

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 the building temporarily closing for remodeling. Six 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”

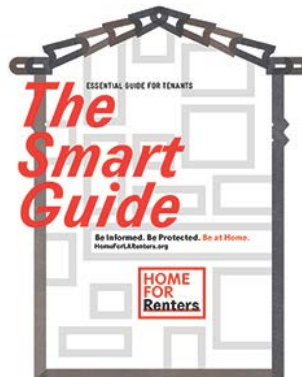
A “Cash for Keys” or Buyout Agreement is a written agreement where a landlord pays a tenant money or other consideration to voluntarily move out of their rent stabilized unit. Under the RSO, a landlord must provide the tenant with an RSO Disclosure Notice before the landlord and tenant sign the Buyout 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

Bank 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 <http://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. See the complete 2019 schedule attached.

2019 FREE RENT STABILIZATION WORKSHOPS

2019 LANDLORD-TENANT INFORMATIONAL WORKSHOP SCHEDULE & TOPICS PLEASE CALL (213) 928-9075 TO RSVP	SOUTH 690 KNOX ST. 2 ND TUESDAY 10:00 AM	WILSHIRE 3550 WILSHIRE BLVD 15 TH FLOOR 2 ND WED. 10:00 AM	EN ESPAÑOL EAST 2130 E. 1 ST ST. 2 ND THURSDAY 10:00 AM	GARLAND 1200 W. 7 TH ST. 3 RD WED. 6:30 PM	VALLEY 6400 LAUREL CANYON BLVD 3 RD THURSDAY 10:30 AM	WEST L.A. 1645 CORINTH AV. 4 TH WED. 10:30 AM	EN ESPAÑOL GARLAND 1200 W. 7 TH ST. LAST THURSDAY 6:30 PM
JANUARY: ASSISTANCE FOR LANDLORDS – FILING OUT RENT REGISTRY FORMS	JAN. 8	JAN. 9	JAN. 10	JAN. 16	JAN. 17	JAN. 23	JAN. 31
FEBRUARY: RSO BASICS & UPDATES FOR LANDLORDS	FEB. 12	FEB. 13	FEB. 14	FEB. 20	FEB. 21	FEB. 27	FEB. 28
MARCH: EVICTIONS & “CASH FOR KEYS”	MARCH 12	MARCH 13	MARCH 14	MARCH 20	MARCH 21	MARCH 27	MARCH 28
APRIL: ALLOWABLE RENT INCREASES UNDER THE RSO: WHEN CAN RENTS INCREASE? BY HOW MUCH?	APRIL 9	APRIL 10	APRIL 11	APRIL 17	APRIL 18	APRIL 24	APRIL 25
MAY: BE AN INFORMED LA RENTER	MAY 14	MAY 8	MAY 9	MAY 15	MAY 16	MAY 22	MAY 30
JUNE: TENANT PROTECTIONS WHEN RSO PROPERTIES ARE DEMOLISHED OR WITHDRAWN (“ELLIS” REMOVALS)	JUNE 11	JUNE 12	JUNE 13	JUNE 19	JUNE 20	JUNE 26	JUNE 27
JULY: SCEP PROGRAM	JULY 9	JULY 10	JULY 11	JULY 17	JULY 18	JULY 24	JULY 25
AUGUST: FAIR HOUSING ISSUES IN RENTAL UNITS	AUG. 13	AUG. 14	AUG. 8	AUG. 21	AUG. 15	AUG. 28	AUG. 29
SEPTEMBER: RSO BASICS & UPDATES	SEPT. 10	SEPT. 11	SEPT. 12	SEPT. 18	SEPT. 19	SEPT. 25	SEPT. 26
OCTOBER: RSO & SECTION 8	OCT. 8	OCT. 9	OCT. 10	OCT. 16	OCT. 17	OCT. 23	OCT. 31
NOVEMBER: PETS IN RENTAL HOUSING (SPECIAL LOCATIONS TO BE ANNOUNCED)	(SCHEDULE TO BE DETERMINED)						
DECEMBER: RSO EXEMPTIONS PROPERTIES NOT SUBJECT TO THE RSO (NOTE: REVISED SCHEDULE FOR DECEMBER)	DEC. 10	DEC. 11	DEC. 12	NA	1 ST THU. DEC. 5	NA	NA

YEAR-ROUND DROP IN SESSIONS

DOWNTOWN-GARLAND REGIONAL OFFICE: ASSISTANCE WITH RSO & APPLICATIONS – HELP WITH CALCULATING ANNUAL ALLOWABLE RENT INCREASE, CAPITAL IMPROVEMENT, PRIMARY RENOVATION, & JUST & REASONABLE RENT INCREASE APPLICATIONS, DECLARATIONS OF INTENT TO EVICT, & FILING TENANT COMPLAINTS.

1ST TUESDAY OF THE MONTH: 2:00 P.M. – 4:00 P.M.
NOTE: MUST RESERVE IN ADVANCE.
RESERVATIONS MUST BE RECEIVED ONE DAY PRIOR TO SESSION. CALL (213) 928-9075 FOR A RESERVATION.

FAIR HOUSING RIGHTS CLINICS SPONSORED BY SOUTHERN CALIFORNIA HOUSING RIGHTS CENTER:

<u>CD 9 FIELD OFFICE:</u> 4301 SOUTH CENTRAL AVE. L.A. 90011	EVERY TUESDAY & THURSDAY @ CD 9 FIELD OFFICE FROM 9:00 A.M. TO 12:00 NOON
<u>WEST L.A. REGIONAL OFFICE:</u> 1645 CORINTH AVE. L.A. 90025 ROOM 104	2 ND WEDNESDAY OF THE MONTH @ WEST L.A. REGIONAL OFFICE FROM 10:00 A.M. TO 12:00 NOON

Central (Wilshire) Regional Office

3550 WILSHIRE BLVD., 15TH FLOOR
LOS ANGELES, CA 90010

West Regional Office

1645 CORINTH AVE., Suite 104
LOS ANGELES, CA 90025

East Regional Office

2130 East 1ST Street, Suite 2600
LOS ANGELES, CA 90033

South Regional Office

690 KNOX Street, Suite 125
LOS ANGELES, CA 90502

North (Valley) Regional Office

6400 LAUREL CANYON BLVD., Suite 610
NORTH HOLLYWOOD, CA 91606



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager