



County of Los Angeles

# Rent Stabilization and Tenant Protections Ordinance

(800) 593-8222 <https://dcba.lacounty.gov>

## WHAT YOU NEED TO KNOW



### Rent Stabilization and Tenant Protections Ordinance (RSTPO)

The Los Angeles County RSTPO is a local law that limits annual rent increases (rent-stabilized units only) based on changes in the Consumer Price Index and provides tenants protections from evictions without just cause for residential rental units in the unincorporated areas of Los Angeles County.

Effective January 1, 2024, fully-covered rental units subject to the RSTPO will be restricted to a maximum rent increase of 4% through June 30, 2024. Effective July 1, 2024, through June 30, 2025, the new maximum rent increase will be increased to 4.275%.

Effective May 1, 2024, the Los Angeles County Development Authority (LACDA) will monitor the Los Angeles County RSTPO rent increase and tenancy terminations. The LACDA will ensure rental assistance programs adhere to local ordinances, especially since they are designed to promote long-term stability and security for tenants in the rental market while providing owners a fair and reasonable return on their property.

### Rent Registry

The Los Angeles County Rent Registry is an online system where rental property owners can register their rental units, update rental unit information, pay annual rent registration fees required by the County's Rent Stabilization Ordinance, and verify coverage under the RSTPO. Visit [www.rentregistry.dcba.lacounty.gov](http://www.rentregistry.dcba.lacounty.gov), and enter the property address or Assessor Parcel Number (APN) in the "Find" field.

### At-Fault Unit/Spaces Evictions are permitted when the tenant has broken the rental agreement in one or more of the following ways:

- Failure to pay rent exceeding monetary threshold
- Violation of material breach of rental agreement
- Creating a nuisance or using the rental unit for illegal purposes
- Failure to sign a substantially similar lease
- Failure to vacate as required by approved Relocation Application
- Households exceeding income limits in government-regulated units

### No-Fault Unit/Spaces Evictions are permitted when:

- Owner or Owner's family member move-in
- Withdrawal of fully or partially-covered rental units from rental market
- Government agency or court order

### Units/Spaces Subject to the County's Protections

#### Fully-Covered Units (Rent restricted and eviction protections)

- Located in unincorporated Los Angeles County
- Certificate of Occupancy issued on/before February 1, 1995
- Residential unit on a property with two or more units
- Mobilehome rentals by the owner of the mobilehome regardless of the date of the Certificate of Occupancy

#### Partially-Covered Units (Eviction protections only)

- Located in Unincorporated Los Angeles County
- Most rental units, including Single-Family Homes & Condos, unless exempt

#### Mobilehome Spaces (Rent restricted)

- Located in unincorporated Los Angeles County
- Constructed on/before January 1, 1990
- Containing recreation vehicles, in which the owners of such recreational vehicles have been residing on the mobilehome space for nine or more consecutive months
- Month-to-month, short-term leases, or long-term leases entered into after February 13, 2020

Disclaimer: This is a summary of information related to the RSTPO and is not legal advice. Please consult an attorney for advice on how the RSTPO applies to your rental properties. Laws and guidelines are frequently amended. The LACDA recommends that readers verify information against the current RSTPO in the event that any new changes are not yet reflected on this flyer.

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