



CIVIC
MULTIFAMILY

**UNINCORPORATED LOS ANGELES
COUNTY RENT CONTROL 2019**



SEPTEMBER 10, 2019 UPDATE:

1. The Board of Supervisors voted unanimously to approve a permanent rent stabilization ordinance that covers all of unincorporated Los Angeles.
2. This vote means the Los Angeles County Development Authority has until Nov 12, 2019 to draft a detailed permanent plan that will extend beyond the December 31, 2019 end date of the current temporary plan.
3. The ordinance will limit annual rent increases to reflect the change in the Consumer Price Index for the prior 12-month period, with a maximum increase of 8% under the following rules:
 - a. If CPI > 8%, the max annual rent increase will be limited to 8%
 - b. If CPI is between 3% and 8%, the max annual rent increase will be the CPI
 - c. If CPI is between 1% and 3%, the max annual rent increase will be 3%
 - d. If CPI is between -2% and 1%, the max annual rent increase will be CPI + 2%
 - e. If CPI < -2%, the max annual rent increase will be 0%
4. In addition to those stipulations, the permanent ordinance will:
 - a. Prohibit evictions without “just cause”
 - b. Impose limits on what constitutes “just cause” arising from an owner move-in
 - c. Provide tenants with relocation assistance when they are evicted without fault or are temporarily replaced
 - d. Allow tenants to lower their rent if a landlord reduces the housing services or is noncompliant with the RSO
 - e. Allow an additional 2% above the CPI annual rent increase through December 31, 2023 for luxury market-rate units with two bedrooms or less in buildings of 25 units or more, where the unit had a base rent of \$4,000/month on September 11, 2018
 - f. Require landlords to register every unit with the county and pay the applicable fee
 - g. Allow the tenant to verify the unit registration info submitted by the property owner
 - h. Maximize tenant protections when the landlord leaves the rental market business under the Ellis Act

OVERVIEW OF TEMPORARY RENT STABILIZATION ORDINANCE:

- a. Buildings built before 1995 are subject to rent control in unincorporated parts of Los Angeles County
- b. Rent increases are capped at 3% annually until December 31, 2019 while county officials consider more permanent regulations
- c. Limits the reasons a tenant can be evicted
- d. Includes the same range of rental units as the RSO does in incorporated LA
- e. Enforced by The County of Los Angeles Department of Consumer and Business Affairs (DCBA)

TEMPORARY RENT STABILIZATION ORDINANCE:

1. An annual cap of 3% on rent increases.
2. A provision requiring just cause for tenant evictions.
3. A rent increase process for property owners who believe they are not receiving a fair rate of return on their property.
4. A provision that allows property owners with 50 or fewer rental units to pass on the direct cost of the Measure W parcel tax to renters (approved by voters in the November 2018 election). This cost is separate from rent increases.

REQUIREMENTS FOR EVICTION:

- a. Landlord served a Notice of Termination on the Tenant in accordance with California Civil Code section 1162
- b. Landlord has not accepted rent or any other consideration for use of the rental unit
- c. Termination qualifies as a For Cause or No Fault termination
- d. Landlord has submitted a copy of the Notice of Termination that was sent to the tenant to the DCBA, 500 W Temple St Room B-96, Los Angeles, CA 90012. May require proof of delivery or sworn statement from it was delivered by the landlord

1. For Cause Termination:

- a. Tenant failure to pay rent within 3 days of receiving written notice from the landlord
- b. Tenant violation of rental agreement/lease
- c. Tenant refusing access to landlord for repairs and inspections
- d. Tenant is using rental unit or common areas for illegal purpose

2. No Fault Termination:

- a. Landlord will demolish the rental unit/property or remove it permanently from any residential rental use or purpose
- b. Landlord wishes to use the rental unit as a primary place of residence for their family
 - I. Must be occupied by family within 3 months of the tenant moving out
 - II. Must be occupied as a primary residence for a minimum of one year

CONTACT INFORMATION:

Link to check if property is in unincorporated LA: <https://lavote.net/apps/precinctsmaps>.

Phone number: (833) 223-7368

Email: Rent@dcba.lacounty.gov

Sources:

Stiger, B. 2017. "Facts for Renters." Rent Control, Rent Increases & Late Fees White Paper. Los Angeles County Consumer & Business Affairs, March 2017. <https://dcba.lacounty.gov/wp-content/uploads/2017/12/Final-Rent-Control-Rent-Increases-Late-Fees-Brochure-English-3-1-17.pdf>

dcba.lacounty.gov. (2019). Information About L.A. County's Rent Stabilization Ordinance [White Paper]. Retrieved September 15, 2019 from Los Angeles County Consumer & Business Affairs: <https://dcba.lacounty.gov/rentstabilization-ordinance/#1536962481464-3b76ce2b-dec7>

Sharp, S. 2018. L.A. County Considers Temporary Rent Stabilization Ordinance for Unincorporated Areas White Paper. Urbanize Los Angeles, July 2018. <https://urbanize.la/post/la-county-considers-temporary-rent-stabilization-ordinance-unincorporated-areas>

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