



Rent Increases For Rent Stabilized Units in the City of Los Angeles

Los Angeles Housing Department



Overview

- **This information is only intended for City of Los Angeles residential units.**
- **This information is not for commercial units.**
- **This information is not for properties outside the City of Los Angeles.**

The City of Los Angeles provides this material for general informational purposes only.

The information provided here does not, and is not intended to, constitute legal advice.

You should contact a licensed attorney to obtain advice with respect to any particular legal matter. Only your individual attorney can provide assurances that the information contained here, including your interpretation of it, is applicable or appropriate to your particular situation. Use of, and access to, the resources contained here do not create an attorney-client relationship between the reader, user, or browser and the authors or contributors, including the City of Los Angeles or its staff.

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Laws and guidelines are frequently amended. The LAHD recommends that you verify information in the event that new changes are not yet reflected in this publication.

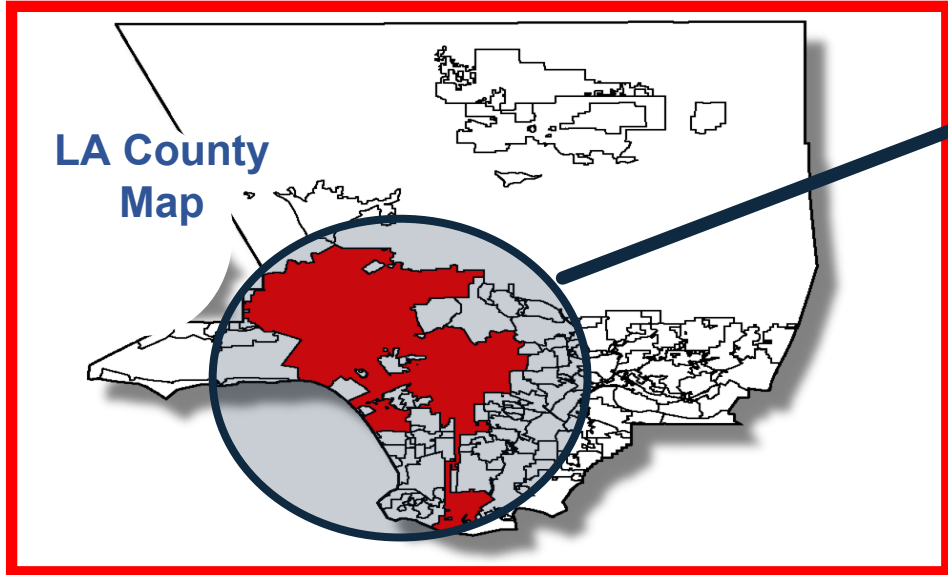


Overview

1. City vs County of Los Angeles areas.
2. What is RSO?
3. What are the RSO rules on rent increases ?
4. Registration Requirement for RSO Units.
5. AB 1482 State Law Rent Regulation.
6. How to contact LAHD?



City of L.A. vs L.A. County



City of Los Angeles
in Los Angeles County

City of Los Angeles:
(Its own charter city)



Property Lookup:

www.zimas.lacity.org



How do I know if the rental property is in the City of Los Angeles?

1. Go to <https://neighborhoodinfo.lacity.org/#>
2. Enter your address.
3. If you get a message “Nothing Found” then you are not located in the City of Los Angeles.

A screenshot of a web interface for finding neighborhood information. It features a text input field with the placeholder text "Enter Street Address or Intersection", a blue "FIND" button, and a grey "Locate Me" button with a location pin icon. Above the input field is a prompt: "Enter an address within the City of Los Angeles to find important information about the neighborhood (e.g. '14410 Sylvan St' or 'Sunset Blvd / Vermont Ave')".

Enter an address within the City of Los Angeles to find important information about the neighborhood (e.g. "14410 Sylvan St" or "Sunset Blvd / Vermont Ave")

FIND Locate Me



Not Located in the City of Los Angeles?

If you are not located in the City of Los Angeles, then:

Contact LA County

TEL: (833) 223-RENT

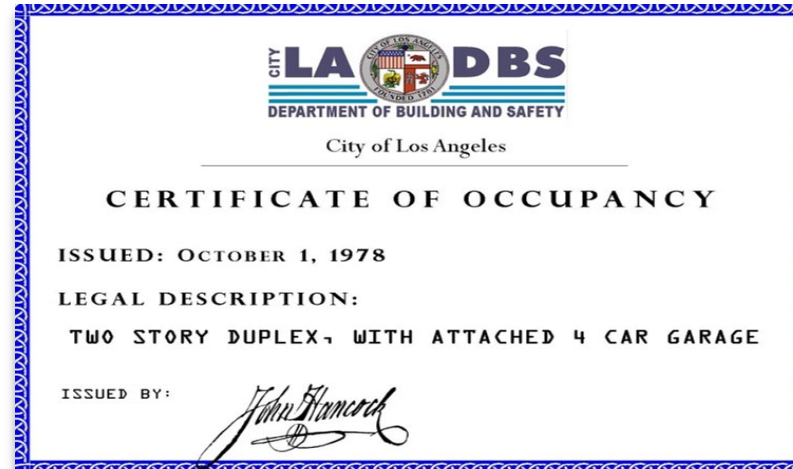
EMAIL: rent@dcba.lacounty.gov

WEBSITE: RENT.LACOUNTY.GOV



LOS ANGELES CITY RENT STABILIZATION ORDINANCE (RSO) Under the City of Los Angeles Municipal Code

- 1) Built prior to 10/1/1978.
- 2) If built after 7/16/2007 if Ellis Replacement.



**= Subject to Rent
Stabilization
Ordinance (RSO)**

- **Stabilizes Rents – Annual rent increases**
- **Provides Just Cause Evictions (Tenant At-Fault & No-Fault)**
- **Relocation Assistance for No-Fault Evictions**
- **Approx. 118,000 Properties – 640,000 RSO Rental Units**



How do I know if the rental property is RSO?

1. Go to: zimas.lacity.org
2. Enter your address.
3. If the RSO field says “YES” then it is RSO. If “No” then not RSO.

Or

Text “RSO” to (855) 880-7368 and enter your address

▶ Address/Legal	
▶ Jurisdictional	
▶ Planning and Zoning	
▶ Assessor	
▶ Case Numbers	
▶ Citywide/Code Amendment Cases	
▶ Additional	
▶ Seismic Hazards	
▶ Economic Development Areas	
▼ Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No
▶ Public Safety	

LA CITY COVID-19

RSO RENT INCREASE PROTECTIONS



These rules apply ONLY for RSO units.

- Rent increases are not permitted for units subject to the RSO until February 1, 2024.
- No retroactive rent increases will be allowed.
- Landlords Are NOT Allowed:
 - Charge interest or a late fee on unpaid rent on any residential tenant if the tenant was financially impacted by covid-19.



Registration is Required of RSO Units

➤ Registration consists of payment of the **Annual Bill** & completion of the **Rent Registry Form**

Los Angeles Housing Department
P.O. Box 17780
Los Angeles, CA 90017-0780
Tel 877-516-8273

2022 Annual Bill
Los Angeles Housing Department
Rent Stabilization Ordinance & Systematic Code Enforcement Program

Statement Date: 12/31/2021

Property Information:
APN: APN
STATEMENT NO: StatementNo
Total Units: TotalUnits
RSO Exemption: Exemption_ReasonCode_P003
SCEP Exemption: Exemption_ReasonCode_SCEP

Online Access
To view your bill, make a payment and/or update your billing contact information, please use your smart phone, tablet or computer and go to LARENT.org for additional information or questions, please contact the Housing Department at (877) 614-8273.

Invoice ID	Invoice Type	Units Billed	Fee Per Unit	Balance
SOCP_Invoice_No	SCEP	SOCP_Units_Billed	SOCP_FeePerUnit	SOCP_Annual_Fee
Rent_Invoice_No	RSD	RSD_Units_Billed	RSD_FeePerUnit	RSD_Annual_Fee
REGULAR AMOUNT due by 02/28/2022				CurrentDueTotal
REGULAR + DELINQUENT FEE! paid after 02/28/2022				DelinquentFee

Return the 2022 ANNUAL PAYMENT in the **Payment Envelope**.
The USPS "Postmark" is **NOT** accepted as the received date.
Temporary Exemption(s) are to be received by Monday, January 31, 2022.
Return the 2022 ANNUAL EXEMPTION FORM EC022 in the **Exemption Envelope**.

Attention: The per-unit SCEP fee has been adjusted

2022 Annual Bill
PAYMENT COUPON

PAYMENT DUE UPON RECEIPT	Amount Due	Amount Paid
CurrentDueTotal		

Payment to be RECEIVED by **February 28, 2022**.
The USPS "Postmark" **WILL NOT** be accepted as the "received" date.
Address: Property_Street_Address
Statement: StatementNo Date: StatementDate
APN: APN Units: TotalUnits

CITY OF LOS ANGELES - LAHD
PO BOX 30970
LOS ANGELES CA 90030-0970

Make Check or Money Order payable to "LAHD"
Do NOT send cash. Be sure to write your APN on your check.



PART 2 Annual Rent Registry Form
Assessor Parcel Number (APN):

FORM RR22U
Schedule Year 2022

Street Number	Street Name	Unit Number	# of Bedrooms	Move-In Date	Effective Date of Last Rent Increase	Current Monthly Rent
e.g. 1234	e.g. North Main Street			e.g. 01/01/20	e.g. 01/01/21	\$

USRE Paid by Landlord Parking Included in Monthly Rent Select Only if a RSO Exemption Form Has Been Submitted to LAHD Is Owner Occupied Is Vacant (Rent with Third-Party Tenant) Is Vacant (Rent with Third-Party Tenant)

Current Monthly Rent: \$
Temporarily Vacant or Employee Unit

Mail form to:
CITY OF LOS ANGELES - LAHD
RENT REGISTRY SECTION
P.O. BOX 30970
LOS ANGELES, CA 90030-0970

FORM RR22
2022 ANNUAL RENT REGISTRY FORM
RENTAL UNITS SUBJECT TO THE RENT STABILIZATION ORDINANCE (RSO)
MANDATORY PER LAHC 151.05 (1)

BILLING CONTACT INFORMATION (ON FILE)
PROPERTY INFORMATION

APN:
ADDRESS:
STATEMENT NUMBER:

INSTRUCTIONS: To ensure accuracy and avoid any delay, we strongly recommend this Rent Registry Form be completed online at LARENT.org. If you choose to mail in this form, please complete the Form by writing within the text box and use only black ink to help ensure legibility. Forms that have written text outside the text box, or outside of the check box may be delayed in processing. Attachments such as rent rolls or rent ledgers will not be processed. This Rent Registry Form must be completed and submitted by the last day of February.

PART 1

EMERGENCY CONTACT INFORMATION
(Current contact information required per LAHC 151.05 (1))

FIRST NAME or BUSINESS NAME * LAST NAME
STREET NUMBER * STREET NAME *
CITY * STATE * ZIP CODE *
AREA CODE & PHONE NUMBER *
E-MAIL ADDRESS (Optional)

Total Number of RSO Units on the Property: _____

YOUR INFORMATION (NAME OF PERSON FILLING OUT FORM)
 Fill in bubble if information is the same as EMERGENCY CONTACT INFORMATION

FIRST NAME LAST NAME
AREA CODE & PHONE NUMBER
E-MAIL ADDRESS

FORM CONTINUED ON BACK SIDE
Complete This Form Online at registerLArent.org or Mail to: P.O. BOX 30970 Los Angeles, CA 90030-0970.
Si necesita un formulario en español, llame al (213) 928-9150

October 2022

ALL RSO UNITS RENTED OR OFFERED FOR RENT MUST BE REGISTERED ANNUALLY WITH LAHD



Deadline To Register

DUE



Los Angeles Housing Department
P.O. Box 17790
Los Angeles, CA 90017-0790
Tel 877-516-5873

2022 Annual Bill
Los Angeles Housing Department
Rent Stabilization Ordinance & Systematic Code Enforcement Program

Statement Date: 12/31/2021

Property Information:
APN: APN
STATEMENT NO: StatementNo
Total Units: TotalUnits
RSO Exemption: ExemptionsRecognized_RSO ExemptionsRecognized_SCEP

Invoice ID	Invoice Type	Units Billed	Fee Per Unit	Balance
SCEP_Invoice_No	SCEP	SCEP_Units_Billed	SCEP_Fee1	SCEP_Annual_Fee
Rent_Invoice_No	RSO	RSO_Units_Billed	RSO_Fee1	RSO_Annual_Fee
REGULAR AMOUNT due by 02/28/2022				CurrentDueTotal
REGULAR + DELINQUENT FEES paid after 02/28/2022				Delinquent_Fee

Return the 2022 ANNUAL PAYMENT in the **Payment Envelope**.
The USPS "Postmark" is **NOT** accepted as the received date.
Temporary Exemption(s) are to be received by Monday, January 31, 2022.
Return the 2022 ANNUAL EXEMPTION FORM EC22 in the **Exemption Envelope**.

Attention: The per-unit SCEP fee has been adjusted

Please detach the Payment Coupon below and return it with your payment in the "PAYMENT ENVELOPE". Per 2021/2021

2022 Annual Bill
PAYMENT COUPON

PAYMENT DUE UPON RECEIPT	Amount Due	Amount Paid
CurrentDueTotal		

Payment to be RECEIVED by **January 28, 2022**.
The USPS "Postmark" is **NOT** accepted as the "received" date.

Address: Property_Street_Address
Statement: StatementNo Date: StatementDate
APN: APN Units: TotalUnits

Make Check or Money Order payable to **LAHHD**.
Do NOT send cash. **Be sure to write your APN on your check.**

CITY OF LOS ANGELES - LAHD
PO BOX 30970
LOS ANGELES CA 90030-0970

PART 2 Annual Rent Registry Form FORM RR22U
Assessor Parcel Number (APN):

Street Number: Street Name: Unit Number: # of Bedrooms: Move-In Date: Effective Date of Last Rent Increase: Current Monthly Rent: \$

Utility Paid by: Parking Included: Select Only if a RSO Exemption Form Has Been Submitted to LAHD

2022 ANNUAL RENT REGISTRY FORM
RENTAL UNITS SUBJECT TO THE RENT STABILIZATION ORDINANCE (RSO)
MANDATORY PER LAMC 151.05 J.

BILLING CONTACT INFORMATION (ON FILE) PROPERTY INFORMATION
APN: ADDRESS: STATEMENT NUMBER:

INSTRUCTIONS: To ensure accuracy and avoid any delay, we strongly recommend this Rent Registry Form be completed online at register.lahd.org. If you choose to mail in this Form, please complete the Form by writing within the text box and use only black ink to help ensure legibility. Forms that have written text outside the text box, or outside of the check box may be delayed in processing. Attachments such as rent rolls or rent ledgers will not be processed. This Rent Registry Form must be completed and submitted by the last day of February.

PART 1

EMERGENCY CONTACT INFORMATION (Current contact information required per LAMC 151.05 B.)
FIRST NAME OF BUSINESS NAME: LAST NAME: STREET NUMBER: STREET NAME: CITY: STATE: ZIP CODE: AREA CODE & PHONE NUMBER: E-MAIL ADDRESS (Optional)

Total Number of RSO Units on the Property:

YOUR INFORMATION (NAME OF PERSON FILLING OUT FORM)
FILL IN bubble if information is the same as EMERGENCY CONTACT INFORMATION
FIRST NAME: LAST NAME: AREA CODE & PHONE NUMBER: E-MAIL ADDRESS

FORM CONTINUED ON BACK SIDE
Complete This Form Online at register.lahd.org or Mail to: P.O. BOX 30970 Los Angeles, CA 90030-0970.
Si necesita un formulario en español, llame al (213) 928-9150.

LOS ANGELES HOUSING DEPARTMENT
P.O. BOX 17790
LOS ANGELES, CA 90017-0790

FORM EC22
Due on **JANUARY 31, 2022**
Temporary Exemptions ONLINE at LAHD.org

2022 Temporary Exemption Application
Contact Information Update

BILLING CONTACT INFORMATION PROPERTY INFORMATION
APN: ADDRESS: STATEMENT: UNITS:

STEP 1 Changes to Billing Contact Information
Mark this box if there are changes to your mailing address. Indicate changes in the box below.
House Number: other house number: Street Name: Apt. Unit, STE #
City: State: Zip Code
Email Address: Phone Number: Fax: FAX/DOC

STEP 2 Temporary Exemption Request

2A RENEWAL
FILL IN THIS BUBBLE TO RENEW ALL EXISTING EXEMPTIONS LISTED BELOW.
DO NOT FILL in the bubble if the section below is BLANK or INCORRECT, see STEP 2B.

Exemption Code: Unit Address

2B NEW
Complete this section to add a new exemption or make corrections to exemptions listed under STEP 2A.
SEE BACK OF THIS FORM FOR A LIST OF TEMPORARY EXEMPTION TYPES AND REQUIRED DOCUMENTATION.

Code	House #	Street Name	Unit #

DO NOT WRITE IN THIS SECTION

STEP 3 Signature Required Below
By this signature, I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Print Name: Owner's Signature: Date:

FORM EC22 (REV. 2021) 1/2022



2022 Registration Amounts

➤ RSO Fee Per Unit: \$38.75

- The monthly RSO surcharge allowed to be passed through to tenants in 2022 is \$1.61 per month. This is 1/12 per month of 50% of the RSO fee of \$38.75.

➤ SCEP Fee Per Unit: \$67.94

- The monthly SCEP surcharge allowed to be passed through to tenants in 2022 is \$2.83 per month. This is 1/12 per month of 50% of the SCEP fee of \$67.94.





Registration Certificate Required to Collect Rent

A Registration Statement (Certificate) will not be issued if *registration fees are not paid* and/or the *Rent Registry form is not completed*.

CITY OF LOS ANGELES

City of Los Angeles - HCIDLA
P.O. Box 17790
Los Angeles, CA 90017-0790





ERIC GARCETTI, MAYOR
RUSHMORE D. CERVANTES, GENERAL MANAGER

Registration Fee Recovery: The landlord may demand and collect a rental surcharge of twelve dollars and twenty-five cents (\$12.25) from the tenant of the rental unit after serving the tenant with a 30-day notice. The surcharge may only be collected in June of the year in which the registration or annual registration fee became due and payable, provided that the landlord is not delinquent in the payment of the registration or annual registration renewal fee and has served a copy of a valid registration or annual registration renewal statement on the tenant of that rental unit.

Please visit the HCIDLA website at <http://hcidla.lacity.org> or call us at (866) 557-7368 for information regarding the Los Angeles Rent Stabilization Ordinance (RSO).

Foreclosure Tenant Eviction Protection: Bank and other lenders who foreclose on an RSO 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, 2017.

Rev 20151113

CITY of LOS ANGELES

Statement of Registration of Rental Units

2016 2016

7230141

Pursuant to Los Angeles Municipal Code (L.A.M.C.) Sec 151.05, no landlord shall demand or collect rent for a rental unit without first serving a copy of a valid registration statement from the City of Los Angeles on the tenant of that rental unit. This registration statement, which is valid through April 30, 2017 attests that 3 out of a total of 3 rental unit(s), at the location indicated below, have been registered as required by law.

THREE of THREE rental units

APN:
LOCATION:


DATE ISSUED: 4/15/2016

UNITS REGISTERED: 3 VALID FOR: 317

Specific rental units are not listed on this certificate.

Under the current provisions of the RSO, the maximum allowable rent increase is 3%. The RSO does not regulate rent increases for condominiums where the existing tenancy was established after December 31, 1995.

Smoke Detectors: Smoke detectors are provided for your personal safety. No person shall remove or render inoperable any required smoke detector except in case of emergency.





State Law AB 1482

Non-RSO Units

- AB-1482, the [Tenants Protection Act of 2019](#), which became effective on January 1, 2020, applies to some properties that are 15 years and older.
- Does not apply to units regulated by the City's RSO.
- May or may not apply to stand alone Single Family Dwellings or Condos depending on various factors.
- If the increase was effective on or after August 1, 2022, the maximum annual increase is **10%**. *(Annual rent increases are limited to no more than 5% plus the percentage change in the cost of living for the region in which the property is located, or 10% whichever is lower). From August 1, 2021 to July 31, 2022 it was 8.6%.*

Seek legal advice if unsure whether your unit is regulated by State law.



How to Contact LAHD

Submit questions **24/7** at:
housing.lacity.org/ask-housing

Report violations of the COVID-19 Renter Protections by
calling LAHD Hotline: 1-866-557-RENT (7368) or online at
housing.lacity.org/residents/file-a-complaint

For City of Los Angeles residents, visit:
COVID-19 Renter Protections at
housing.lacity.org/highlights/renter-protections



LAHD GENERAL HOTLINE
(866) 557-7368



RSVP For Workshops
213-928-9075



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housing.lacity.org/about-us/subscribe-to-newsletter