



GREATER LOS ANGELES
REALTORS®

RENT CONTROL & TENANT RULES

UNINCORPORATED L.A. COUNTY

Applies To:

Rental units built before **October 1, 1978**

RENT CONTROL

NO.	POLICY	RULE
1	Maximum Allowable Rent	✓ Yes, 8% limit
2	Current Max Rent Increase	General: 1.930% Small Property Landlord: 2.930%
3	Frequency	Once Every 12 months
4	Rent Adjustments	✓ Allowed with County approval

PASS-THROUGH FEES

NO.	FEE TYPE	ALLOWED?	NOTES
1	Registration Fee	✓	50% divided by 12 monthly portions
2	Utility Costs	✗	Not addressed in ordinance
3	Trash/Refuse	✗	Not addressed in ordinance
4	Water Service Penalties	✓	County parcel tax for small landlords
5	Seismic Retrofit	✗	Not addressed in ordinance

GROUND'S FOR EVICTION

NO.	FEE TYPE	ALLOWED?	DECONTROL
1	Failure to Pay Rent	✓	✓
2	Violations of Obligations	✓	✓
3	Creating a Nuisance	✓	✓
4	Illegal Use of Unit	✓	✓
5	Refusal to Execute Lease	✓	✓
6	Refusal to Provide Access for Making Repairs	✓	✓
7	Unapproved Subtenants	✓	✓
8	Owner/Family Move-in	✓	✗
9	Change of Building Manager	✗	✗
10	Demolition of Condominium Conversion	✓	✗
11	Withdrawal from Rental Market	✓	✗

OTHER RULES

For More Info →

Security Deposits: Capped at 1 month's rent (2 months only for small landlords; no extra pet deposit).

Legal Assistance for Tenants: ✗ Not funded by city; partnerships may offer aid

Registration Dates: July 1 - September 30 | **Registration Fee:** RSO: \$90 per unit a year.



SCAN HERE

This guide is for informational purposes only. For detailed explanations please refer to the city ordinances.

3 Top Rental Tips



PROVIDERS



Communicate Fast & Fair

Fast, friendly replies go a long way.



Keep It Maintained

Safe, clean, and move-in ready.



Stay Organized

Track it all, run smooth and fair.

TENANTS



Pay on Time:

Never late, always great.



Care for Your Home:

Treat it like it's your own.



Respect Rules & Neighbors:

Harmony keeps home happy.

Agency Resources

Enforcement Agency:

- Los Angeles County Rent Stabilization Program
- Rent@dcba.lacounty.gov
- (833) 223-7368

Section 8 Assistance:

- Los Angeles County Development Authority (LACDA)
- Public_Liason@lacda.org
- (626) 262-4510

County Resources:

- LA County Consumer Business Affairs
- rent@dcba.lacounty.gov
- (833) 223-7368