



RENT CONTROL & TENANT RULES

SANTA MONICA

Applies To:

Rental units built before **April 10, 1979**

RENT CONTROL

NO.	POLICY	RULE
1	Maximum Allowable Rent	✓ Yes, 3% limit
2	Current Max Rent Increase	2.3% or \$60 if above \$2,587 as of Sep. 1, 2025
3	Frequency	Once Every 12 months
4	Rent Adjustments	✗ No

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/ Not City + County parcel tax for small landlords
5	Seismic Retrofit	✗	City voted against pass through

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: June 1 - August 1 | **Registration Fee:** \$240 per Unit



SCAN HERE

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:



Santa Monica Rent Control Board



rentcontrol@santamonica.gov



(310) 458-8751

Section 8 Assistance:



Santa Monica Housing Authority



voucherinfo@hacla.org



(310) 458-8740

County Resources:



LA County Consumer Business Affairs



rent@dcba.lacounty.gov



(833) 223-7368