



Rent Stabilization 2020 Update

RSO REGISTRATION ADJUSTMENT & PASSTHROUGH FEE

Effective January 1, 2020, the RSO registration fee has increased from \$24.51 to **\$38.75** per rental unit. Also, the landlord pay pass through (50%) of the paid registration fee to the tenant in the form of a monthly surcharge of **\$1.61** rather than once per year (formerly in the month of August).



ANNUAL ALLOWABLE RENT ADJUSTMENT

The annual allowable rent increase for rental units subject to the Rent Stabilization Ordinance (RSO) for the fiscal year from July 1, 2019 through June 30, 2020 is **4%**. The annual allowable rent increase percentage for the fiscal year from July 1, 2020 through June 30, 2021 is **3%**. (LAMC 151.07A.6)

INTEREST ON SECURITY DEPOSITS

The interest rate for tenant security deposits in 2020 is **.23%**. Alternatively, the landlord may provide the tenant a copy of the bank statement and pay the actual rate of interest earned.

NEW STATE LAWS EFFECTIVE IN 2020

The Tenant Protection Act of 2019 (Assembly Bill 1482) became effective January 1, 2020, provides limited protections to renters of non-RSO units. It applies to multi-unit buildings built more than 15 years ago, with certain exceptions, and corporate owned single family homes and condos. Passed as an “anti-rent gouging” law, the Act limits rent increases to the Consumer Price Index plus 5%, allows evictions for only certain reasons, and requires payment of one month’s rent as relocation assistance for no-fault evictions. This new law does not affect or change rental units covered by the Rent Stabilization Ordinance (RSO). Units subject to the RSO continue to be governed by the existing rules and regulations of the Los Angeles RSO.

Senate Bill 329 prohibits discrimination based on a tenant’s source of income, including Section 8 vouchers. Landlords may not refuse to rent to tenants with Section 8 vouchers.

Effective January 1, 2020, landlords are required to serve tenants with a written 30-day notice for rent increases that are 10% or less of the tenant’s rent, or a 90-day notice for rent increases over 10% of the tenant’s rent within a 12-month period. (**Assembly Bill-1110**, an act to amend California Civil Code Section 827).



**866-557-RENT [7368] HCIDLA.LACITY.ORG
P.O. BOX 17280, LOS ANGELES, CA 90017-0280**



Rent Stabilization 2020 Update

RENT REGISTRY & RSO REGISTRATION STATEMENTS

The 2020 annual Rent Registration period is underway. Registration of RSO rental units consists of landlords paying the registration fee for all RSO rental units and submitting a complete Rent Registry. Per L.A.M.C. 151.05, no landlord may demand or accept rent for a rental unit without first serving a copy of a valid registration statement on the tenant of that rental unit. This information must be submitted annually by the last day of February of each year. Rental unit registration is complete when all fees have been paid and all information on the amount of rental and tenancy information, including emergency information, has been provided.

To ensure accuracy and avoid delays, it is recommended that registration be completed online on the registerLarent.org website. If RSO registration fees are paid online and the Rent Registry is completed, the 2020 Annual Statement of Registration (Certificate) will be available for download at hcidlabill.lacity.org.

Landlords may also send this form by mail. If registering by mail, please be sure to complete the form by filling the information inside the boxes with black ink only to ensure readability. Forms filled out of the boxes or not marked properly may cause a delay in processing.

Help with the Rent Registry process is available throughout the month of January at seven (7) workshops (see schedule attached) or by emailing hcidla.rentregistry@lacity.org.

TENANT RELOCATION ASSISTANCE AMOUNTS

No-fault evictions under the RSO require the payment of relocation assistance. The amount of relocation assistance depends on whether the tenant is an Eligible or Qualified tenant, the length of tenancy, and the tenant’s income. These amounts will increase on July 1, 2020.

Relocation Assistance Amounts - July 1, 2019 through June 30, 2020

Tenants	Tenants with Less Than 3 Years	Tenants with 3 or More Years	Income Below 80% of Area Median Income*	Evictions for Owner Occupancy In “Mom & Pop” Properties
Eligible Tenant	\$8,500	\$11,150	\$11,150	\$8,200
Qualified Tenant	\$17,950	\$21,200	\$21,200	\$16,500

Note: “Qualified tenants” include senior citizens and disabled tenants as well as households with a minor dependent child. All other tenants are “Eligible” tenants

2019 HUD Low Income Limits for Los Angeles

Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Income Limit	\$58,450	\$66,800	\$75,150	\$83,500	\$90,200	\$96,900	\$103,550	\$110,250

A lower relocation assistance payment is required for evictions for owner occupancy for “Mom and Pop” properties. “Mom and Pop” landlords may own no more than four residential units and a single family house in the City of Los Angeles. (LAMC 151.30.E) These landlords may pay a lower amount in order to evict for occupancy by the landlord, or the landlord’s spouse, children, parents, grandparents, or grandchildren. Use of this provision is limited to once every three years.



Rent Stabilization 2020 Update

HCIDLA WILSHIRE (CENTRAL) REGIONAL OFFICE

As of June 5, 2019, HCIDLA is no longer at the Central Wilshire Regional office located at 3550 Wilshire Boulevard, 15th floor, Los Angeles 90010. Five other HCIDLA office locations are available throughout the City. For office locations, please visit: hcidla.lacity.org/Public-Counters.

TENANT BUYOUT AGREEMENTS “CASH FOR KEYS”

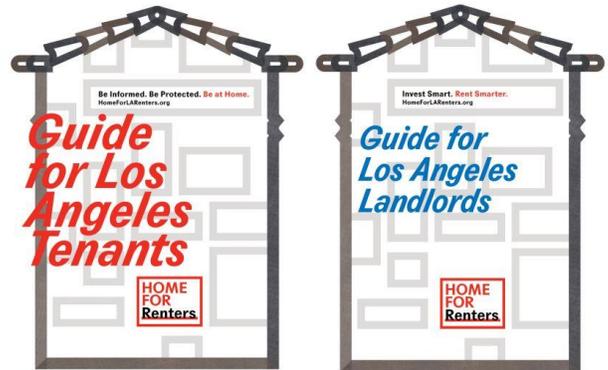
A “Cash for Keys” or Buyout Agreement is a written agreement where a landlord pays a tenant money or other consideration to voluntarily move out of their rent stabilized unit. Under the RSO, a landlord must provide the tenant with an RSO Disclosure Notice before the landlord and tenant sign the Buyout Agreement. Buyout Agreements are voluntary and a tenant is not required to accept a buyout offer. Refusing to sign a Buyout Agreement is not a legal reason for eviction under the RSO. All Buyout Agreements must be in the language of the tenant and must indicate the RSO relocation amounts and state that a tenant may rescind a Buyout Agreement within 30 days, or at any time if requirements are not met and filed with HCIDLA. To learn more about the Tenant Notification Buyout Agreement Program, please visit hcidla.lacity.org/buyout-agreements.

FORECLOSURE EVICTION MORATORIUM

Bank and other lenders who foreclose on any 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, 2020.

“QUICK” GUIDE TO THE RSO

For a basic summary of your rights and responsibilities as a tenant or landlord of a rental property covered by the Los Angeles RSO, check out our Tenant and/or Landlord pocket guides, available online in both English and Spanish at hcidla.lacity.org/home-for-renters.



FREE LANDLORD/TENANT WORKSHOPS

Don’t miss this year’s FREE landlord/tenant workshops. A different topic is offered each month, and workshops are presented at several times and locations throughout the City. See the complete 2020 schedule attached or visit hcidla.lacity.org/events-calendar.



2020 FREE RENT STABILIZATION WORKSHOPS

(NOTE: NEW WORKSHOP TIMES AND LOCATIONS FOR THE WILSHIRE, EAST, AND VALLEY OFFICES)

2020 LANDLORD-TENANT INFORMATIONAL WORKSHOP SCHEDULE AND TOPICS PLEASE CALL (213) 928-9075 TO RSVP	<u>SOUTH</u> 690 KNOX ST. TORRANCE 90502 2 ND TUES. 10:00 A.M.	<u>WILSHIRE CAHUENGA LIBRARY</u> 4591 SANTA MONICA BLVD L.A. 90029 2 ND THURS. 12:30 P.M.	<u>EN ESPAÑOL BENJAMIN FRANKLIN LIBRARY</u> 2100 E. 1 ST ST. L.A. 90033 2 ND WED. 10:30 A.M.	<u>GARLAND</u> 1200 W. 7 TH ST. L.A. 90017 3 RD WED. 6:30 P.M.	<u>VALLEY MID-VALLEY REGIONAL LIBRARY</u> 16244 NORDHOFF ST. NO. HILLS, 91343 3 RD THURS. 10:30 A.M.	<u>WEST L.A.</u> 1645 CORINTH AVE. L.A. 90025 4 TH WED. 10:30 A.M.	<u>EN ESPAÑOL GARLAND</u> 1200 W. 7 TH ST. L.A. 90017 LAST THURS. 6:30 P.M.
JANUARY: ASSISTANCE WITH RSO REGISTRATION FOR LANDLORDS	JAN. 14	JAN. 8	EAST OFFICE JAN. 9	JAN. 15	JAN. 16	JAN. 22	JAN. 30
FEBRUARY: RSO BASICS AND 2020 UPDATES	FEB. 11	FEB. 13	EAST OFFICE 12:00 P.M. FEB. 12	FEB. 19	FEB. 20	FEB. 26	FEB. 27
MARCH: SECTION 8 AND FAIR HOUSING ISSUES	MARCH 10	MARCH 12	BENJAMIN FRANKLIN LIBRARY MARCH 11	MARCH 18	MARCH 19	MARCH 25	MARCH 26
APRIL: ALLOWABLE RENT INCREASES UNDER THE RSO	APRIL 14	APRIL 9	BENJAMIN FRANKLIN LIBRARY APRIL 8	APRIL 15	APRIL 16	APRIL 22	APRIL 30
MAY: WITHDRAWAL OF RSO PROPERTIES (ELLIS)	MAY 12	MAY 14	BENJAMIN FRANKLIN LIBRARY MAY 13	MAY 20	MAY 21	MAY 27	MAY 28
JUNE: SCEP PROGRAM	JUNE 9	JUNE 11	BENJAMIN FRANKLIN LIBRARY JUNE 10	JUNE 17	JUNE 18	JUNE 24	JUNE 25
JULY: EVICTIONS AND CASH FOR KEYS	JULY 14	JULY 9	BENJAMIN FRANKLIN LIBRARY JULY 8	JULY 15	JULY 16	JULY 22	JULY 30

YEAR-ROUND DROP IN SESSIONS

MAIN OFFICE (GARLAND BUILDING):

ASSISTANCE WITH RSO AND APPLICATIONS – HELP WITH CALCULATING ANNUAL ALLOWABLE RENT INCREASE, CAPITAL IMPROVEMENT, PRIMARY RENOVATION, JUST AND REASONABLE RENT INCREASE APPLICATIONS, DECLARATIONS OF INTENT TO EVICT, AND FILING TENANT COMPLAINTS.

1ST TUESDAY OF THE MONTH: 2:00 P.M. – 4:00 P.M.

NOTE: **MUST RESERVE IN ADVANCE.**

RESERVATIONS MUST BE RECEIVED AT LEAST ONE DAY PRIOR TO SESSION.

CALL (213) 928-9075 FOR A RESERVATION.

FAIR HOUSING RIGHTS CLINICS SPONSORED BY SOUTHERN CALIFORNIA HOUSING RIGHTS CENTER:

CD 9 FIELD OFFICE:

4301 SOUTH CENTRAL AVE. L.A. 90011

EVERY TUESDAY AND THURSDAY
FROM 9:00 A.M. TO 12:00 P.M.

WEST L.A. REGIONAL OFFICE:

1645 CORINTH AVE. L.A. 90025, ROOM 104

2ND WEDNESDAY OF THE MONTH
@ WEST L.A. REGIONAL OFFICE
FROM 10:00 A.M. TO 12:00 P.M.

866-557-RENT [7368] HCIDLA.LACITY.ORG
P.O. BOX 17280, LOS ANGELES, CA 90017-0280

