



Rent Stabilization Division Update

May 2017

2017 RENT REGISTRY ORDINANCE



The Los Angeles City Council enacted the Rent Registry Ordinance (#184529) effective October 4, 2016. This Ordinance provides that landlords must provide rent amount and tenancy information for every rental unit subject to the Rent Stabilization Ordinance (RSO) on a form prescribed by HCIDLA.

This information must be submitted annually by the last day of February of each year. Registration is complete only when all outstanding registration fees have been paid and all required rental amount and tenancy information, including the landlord's emergency contact, is provided. Information and instructions are included in landlords' annual bills. For questions regarding this new Ordinance, please call (866) 557-7368 or visit registerLArent.org.

PASSTHROUGH OF ANNUAL RENTAL UNIT REGISTRATION FEE

The Rent Stabilization Ordinance allows that fifty percent (50%) of the paid registration fee (\$12.25) can be passed on to the tenant. This fee can only be collected in the month of August provided a written 30-day notice has been given to the tenant. (Prior to 2017, this fee could only be collected in the month of June).

TENANT BUYOUT AGREEMENTS "Cash for Keys"

The Los Angeles City Council approved an amendment to the RSO to require notice to tenants prior to executing a "cash for keys" agreement. The Tenant Buyout Notification Program (LAMC 151.31) provides for regulation, monitoring and enforcement of voluntary vacancies of RSO rental units occurring pursuant to a Buyout Agreement. To promote fairness during buyout negotiations and agreements, landlords must inform tenants of their RSO rights before executing a Buyout Agreement. Disclosure notices must be filed with the City and must provide the following:



- Tenants may rescind agreements within 30 days or at *any time* if requirements are not met.
- Tenants are NOT required to accept a buy-out agreement
- Contact information for HCIDLA.

The required Disclosure Notice is provided at the end of this update. This notice must be provided to tenants before executing a Buyout/Cash for Keys agreement to vacate an RSO rental unit.

HCIDLA VALLEY (NORTH) REGIONAL OFFICE HAS RE-LOCATED

Please note that our Valley Regional office previously located on Van Nuys Blvd has re-located to **6400 Laurel Canyon Blvd.**, Suite #610, North Hollywood CA, 91606. Hours of operation continue to be the same, 9:00 AM to 4:00 PM, Monday thru Friday except during City holidays.

WEST REGIONAL OFFICE CHANGE OF SERVICE HOURS

Please note that our West Regional office located at 1645 Corinth Ave., Suite # 104, Los Angeles CA, 90025 is now open **only** on Monday, Wednesday & Friday, 9:00 AM to 4:00 PM (Closed 12:00 PM to 1:00 PM).

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, 2016 through June 30, 2017 is **3%**. (LAMC 151.07A.6)

INTEREST ON SECURITY DEPOSITS

The interest rate for tenant security deposits in 2017 is **.07%**. Alternatively, the landlord may provide the tenant a copy of the bank statement and pay the actual rate of interest earned.

“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 at <http://hcidla.lacity.org/home-for-renters>.

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.

Relocation Assistance Amounts - July 1, 2016 through June 30, 2017

	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	\$ 7,900	\$ 10,400	\$ 10,400	\$ 7,600
Qualified Tenant	\$ 16,650	\$ 19,700	\$ 19,700	\$ 15,300

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

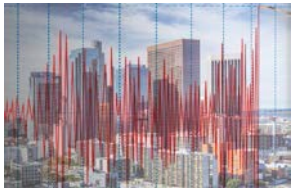
2017 HUD Low Income Limits for Los Angeles

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$50,500	\$57,700	\$64,900	\$72,100	\$77,900	\$83,650	\$89,450	\$95,200

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.

A landlord may appeal a tenant's eligibility for higher levels of relocation assistance based on the tenant's income, age, length of tenancy, family status or disability. The fee to file an appeal is \$200 per rental unit to cover the administrative costs of the appeal hearing. (Ordinance 181744)


SEISMIC RETROFIT PROGRAM



The Los Angeles City Council adopted the Seismic Retrofit Work Ordinance which became effective on February 12, 2016. This Ordinance limits the percentage of costs related to mandatory seismic retrofitting that can be passed from owners to their tenants to 50% of the total cost of the work required by the Earthquake Hazard Reduction Ordinance (EHRO) effective November 22, 2015.

Since renovation work may result in temporary or permanent displacement of tenants, a Tenant Habitability Plan (THP) or THP Waiver is required. Landlords may apply to HCIDLA for cost recovery of up to 50% of the total seismic retrofit work cost, through a temporary monthly rent surcharge of up to \$38 per month for 120 months.

Additional information regarding the Seismic Retrofit Ordinance:

	For the necessary steps to obtain permits including clearances and required documentation to initiate the retrofit, contact the Los Angeles Department of Building & Safety:	
	Soft-Story Retrofit Unit 201 N. Figueroa St., Suite 890 (213) 482-SOFT (7638) Soft-storyretrofit@lacity.org	Office Hours 7:30 AM - 4:30 PM - Mon, Tues, Thu, Fri 9:00 AM - 4:30 PM - Wed http://ladbs.org/soft-story
	For Tenant Habitability Plan and cost recovery applications, contact the Housing and Community Investment Department (HCIDLA):	
	Tenant Habitability Program Unit (213) 252-1464 hcidla.code.seismic@lacity.org http://hcidla.lacity.org/tenant-habitability-program	Cost Recovery Applications & RSO Information: (866) 557-RENT (7368) hcidla.rso@lacity.org http://hcidla.lacity.org

"DROP-IN" SESSIONS OFFERED MONTHLY

"Drop-In" sessions to help landlords and tenants with applications and RSO questions are offered on the first Tuesday of the month, assisting with questions such as calculating the annual allowable rent increase, interest on tenants' security deposits, filing Declarations of Intent to Evict, removing properties from the rental housing market, or filing complaints. To reserve, please call (213) 928-9075 at least one day in advance and let us know the issue you need help with.

FAIR HOUSING RIGHTS CLINICS

Clinics to assist with questions regarding disability and housing discrimination in rental property are held at HCIDLA's West Regional Office on the 2nd Wednesday of every month from 10:00 a.m. to 12:00 noon and at the CD-9 Office located at 4301 Central Ave., Los Angeles 90011 every Tuesday and Thursday from 9:00 a.m. to 12:00 noon.

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 our complete 2017 Workshop Schedule on the following page.

FREE RENT STABILIZATION WORKSHOPS 2017

(REVISED MARCH 2017)

2017 LANDLORD-TENANT INFORMATIONAL WORKSHOP SCHEDULE & TOPICS PLEASE CALL (213) 928-9075 TO RSVP	WILSHIRE 3550 WILSHIRE BLVD. 15 TH FLR 2 ND WEDNESDAY 2:00 PM	SOUTH 690 KNOX ST. 2 ND TUESDAY 10:00 AM	GARLAND 1200 W. 7 TH ST. 3 RD WEDNESDAY 6:30 PM	VALLEY 6400 LAUREL CANYON BLVD 3 RD THURSDAY 10:30 AM	WEST L.A. 1645 CORINTH AV. 4 TH WEDNESDAY 10:30 AM	EN ESPAÑOL GARLAND 1200 W. 7 TH ST. LAST THURSDAY 6:30 PM
JANUARY: THE RENT REGISTRY PROGRAM LANDLORD RESPONSIBILITIES UNDER THE RSO	JAN. 11	JAN. 10	JAN. 18	JAN. 19	JAN. 25	JAN. 26
FEBRUARY: EVICTIONS & THE BUYOUT NOTIFICATION PROGRAM - "CASH FOR KEYS"	FEB. 8	FEB. 14	FEB. 15	FEB. 16	FEB. 22	FEB. 23
MARCH: RENT INCREASES ALLOWED IN RSO RENTAL UNITS	MARCH 8	MARCH 14	MARCH 15	MARCH 16	MARCH 22	MARCH 30
APRIL: ELLIS/PERMANENT REMOVAL FROM THE RENTAL HOUSING MARKET – TENANT PROTECTIONS	APRIL 12	APRIL 11	APRIL 19	APRIL 20	APRIL 26	APRIL 27
MAY: SYSTEMATIC CODE ENFORCEMENT PROGRAM (SCEP)	MAY 10	MAY 9	MAY 17	MAY 18	MAY 24	MAY 25
JUNE: ELLIS/PERMANENT REMOVAL FROM THE RENTAL HOUSING MARKET - REQUIREMENTS FOR LANDLORDS & PROPERTY OWNERS	JUNE 14	JUNE 13	JUNE 21	JUNE 15	JUNE 28	JUNE 29
JULY: SEISMIC RETROFIT PASSTHROUGHS & TENANT HABITABILITY PLANS (THP'S)	JULY 12	JULY 11	JULY 19	JULY 20	JULY 26	JULY 27
AUGUST: RSO BASICS & UPDATES	AUG. 9	AUG. 8	AUG. 16	AUG. 17	AUG. 23	AUG. 31
SEPTEMBER: FAIR HOUSING & SMOKE-FREE RENTAL HOUSING	SEPT. 13	SEPT. 12	SEPT. 20	SEPT. 21	SEPT. 27	SEPT. 28
OCTOBER: BE AN INFORMED L.A. RENTER	OCT. 11	OCT. 10	OCT. 18	OCT. 19	OCT. 25	OCT. 26
NOVEMBER: TENANT PROTECTIONS DURING FORECLOSURE/FORECLOSURE REGISTRY	Nov. 8	Nov. 14	Nov. 15	Nov. 16	Nov. 22	Nov. 30
DECEMBER: PETS IN RENTAL HOUSING	SPECIAL DECEMBER SCHEDULE TIMES & SCHEDULE TO BE ANNOUNCED					

YEAR-ROUND DROP IN SESSIONS

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

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

NOTE: MUST RESERVE IN ADVANCE. SESSION WILL NOT BE HELD IF RESERVATIONS ARE NOT RECEIVED ONE DAY PRIOR TO WORKSHOP. 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 & THURSDAY FROM 9:00 A.M. TO 12:00 NOON**

EVERY TUESDAY & THURSDAY @ CD 9 FIELD OFFICE FROM 9:00 A.M. TO 12:00 NOON

WEST L.A. REGIONAL OFFICE - 1645 CORINTH AVE. L.A. 90025, ROOM 104 – 2ND TUESDAY OF THE MONTH

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

Central (Wilshire) Regional Office
3550 WILSHIRE BLVD., 15TH Floor
LOS ANGELES, CA 90010

East Regional Office
2215 N. BROADWAY
LOS ANGELES, CA 90031

South Regional Office
690 KNOX ST., Suite 125
LOS ANGELES, CA 90502



CD-8 Satellite Office
8475 S. VERMONT AVE., 2nd Floor
LOS ANGELES, CA 90044

West Regional Office
1645 CORINTH AVE., Suite 104
LOS ANGELES, CA 90025

North (Valley) Regional Office
6400 LAUREL CANYON BLVD., Suite 610
NORTH HOLLYWOOD, CA 91606

Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

P.O. BOX 17280, LOS ANGELES, CA 90017-0280 – (866) 557-RENT – (866) 557-7368 – [HTTP://HCIDLA.LACITY.ORG](http://HCIDLA.LACITY.ORG)



DISCLOSURE NOTICE RENT STABILIZATION ORDINANCE (RSO) TENANT RIGHTS BUYOUT OFFERS & AGREEMENTS "Cash for Keys"

THIS NOTICE IS REQUIRED PER LOS ANGELES MUNICIPAL CODE (LAMC) 151.31

Tenants are not required to accept a "Cash for Keys" Buyout Offer or Agreement to move out of their rental unit. The Rent Stabilization Ordinance (RSO) allows 14 legal reasons for eviction. Refusing compensation (money, free rent, etc.) to move-out is NOT a legal reason for eviction under the RSO.

The Los Angeles City Council amended the RSO (Ordinance #184673) effective January 25, 2017, to provide that all landlords must do the following if they wish to offer a tenant compensation (money, free rent, etc.) to vacate their rental unit.

- The landlord must give this Disclosure Notice to the tenant prior to executing a Buyout Agreement.
- The landlord must file this Disclosure Notice and the executed Buyout Agreement with the Housing + Community Investment Department (HCIDLA) within 60 days of the tenant and landlord signing the Buyout Agreement. Signed Disclosure Notice and Buyout Agreement can be filed by email hcidla.buyout@lacity.org or mailed to: HCIDLA Rent Stabilization Division - 1200 W. 7th Street, 8th Floor, Los Angeles, CA 90017.

Under LAMC 151.31, a tenant has the following rights when considering a BUYOUT OFFER:

- The right to not accept - A tenant is not required to accept a Buyout Offer, and the landlord may not retaliate against a tenant for not accepting the offer.
- The right to consult an attorney and/or HCIDLA - A tenant has the right to consult an attorney, legal agency or HCIDLA before deciding to accept a Buyout offer.
- 30-Day right to rescind - A tenant may rescind the Buyout Agreement at anytime during the thirty days after the agreement has been signed by both the landlord and tenant.
- The right to rescind at any time if the Buyout Agreement does not comply with LAMC Section 151.31 - A Buyout Agreement can be rescinded if it does not meet the specifications required under LAMC 151.31 and this Disclosure Notice is not signed by the landlord and tenant.

For more information or questions regarding this notice, please contact HCIDLA at 866.557.7368 or hcidla.lacity.org/ask-hcidla

Central (Wilshire) Regional Office
3550 WILSHIRE BLVD., 15TH Floor
LOS ANGELES, CA 90010

East Regional Office
2215 N. BROADWAY
LOS ANGELES, CA 90031

South Regional Office
690 KNOX ST., Suite 125
LOS ANGELES, CA 90502

CD-8 Satellite Office
8475 S. VERMONT AVE., 2nd Floor
LOS ANGELES, CA 90044

West Regional Office
1645 CORINTH AVE., Suite 104
LOS ANGELES, CA 90025

North (Valley) Regional Office
6400 LAUREL CANYON BLVD., Suite 610
NORTH HOLLYWOOD, CA 91606



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

P.O. BOX 17280, LOS ANGELES, CA 90017-0280 – (866) 557-RENT – (866) 557-7368 – [HTTP://HCIDLA.LACITY.ORG](http://HCIDLA.LACITY.ORG)

THIS NOTICE IS REQUIRED PER LOS ANGELES MUNICIPAL CODE 151.31

TENANT RELOCATION ASSISTANCE AMOUNTS FOR 2016-2017

Tenant relocation is due if a tenant is evicted for a no-fault reasons allowed by the RSO (See LAMC 151.09.A). If a landlord is evicting a tenant for a no-fault reason, the landlord must fill out an application with HCIDLA to determine the amount of relocation assistance due. The amount of relocation assistance required depends on whether the tenant is an Eligible or Qualified tenant, the length of tenancy, and the tenant's income. Qualified tenants include seniors (aged 62 or older), disabled tenants, or families with one or more minor dependent children. In accordance with Sections 151.09 G. and 151.06 D. of the RSO, the required relocation assistance amounts per household effective July 1, 2016 through June 30, 2017 are:

	Tenants with Less Than 3 Years	Tenants with 3 or More Years	Income Below 80% of Area Median Income*
Eligible Tenant	\$ 7,900	\$ 10,400	\$ 10,400
Qualified Tenant	\$ 16,650	\$ 19,700	\$ 19,700

Under the RSO, relocation assistance is not due if a tenant is evicted for non-payment of rent, violation of their rental agreement or lease, nuisance, using the rental unit for an illegal purpose, refusal to sign a new lease with similar terms and not providing the landlord access to the unit after proper notification.

DISCLOSURE NOTICE OF TENANT RIGHTS UNDER THE RSO CONCERNING BUYOUT OFFERS & AGREEMENTS

1. Address of the rental unit that is the subject of a Buyout Offer and Buyout Agreement:

2. Landlord's name, business name, business email address and business telephone number:

3. Name of each tenant who is given a Buyout Offer and may enter into a Buyout Agreement at the above address:

DECLARATION OF LANDLORD:

I hereby declare, under penalty of perjury under the laws of the State of California, that the information provided in this form is true and correct to the best of my knowledge and belief. I verify that I have given a copy of this notice of a tenant's rights under the RSO concerning Buyout Offers & Agreements to the tenant(s).

Signature of Landlord: Date signed:

ACKNOWLEDGMENT OF TENANT(S):

I verify that I have received a copy of the Disclosure Notice of Tenants Rights under the RSO concerning Buyout Offers & Agreements.

Signature of Tenant: Date this Notice was Received:

Signature of Tenant: Date this Notice was Received:

Signature of Tenant: Date this Notice was Received: