



# REQUIRED POSTING:

# RENT STABILIZATION

## **INSTRUCTIONS:**

Property owners who rent units subject to the Los Angeles County Rent Stabilization Ordinance (RSO) must provide each tenant a Notice of Tenant Rights (provided below). This notice will be provided by the Rent Stabilization Program on an approved form. This notice will provide tenants with information about the Rent Stabilization Ordinance, as well as information on how to contact the Rent Stabilization Program.

The notice must be posted in a conspicuous location such as a lobby of the property or common areas such as near mailboxes, in laundry rooms, or at the entrance to the property. This notice should be posted in English, Spanish, and any additional languages as required by the County.

This notice must be posted within 30 days of the enactment of the ordinance; must be provided to tenants when entering into a Rental Agreement, by including a copy of the notice as an exhibit to the Rental Agreement; when renewing a Rental Agreement; and when providing notice of a rent increase or decrease in a housing service(s). Additionally, a copy of the Notice of Tenants Rights must also be provided to the Los Angeles County Department of Consumer & Business Affairs (DCBA) per Los Angeles County Code [Chapter 8.52.120](#) whenever a tenant is given a copy. Failure to do so may result in administrative fines of up to \$1,000.00, civil penalties up to \$1,000.00, criminal penalties up to \$1,000.00 and/or imprisonment in the County jail for a period of not more than six (6) months. Each day that a violation continues shall constitute a separate and distinct offense per Los Angeles County Code Chapter [8.52.160](#) and [8.52.170](#).

If you have questions, please contact us:

Los Angeles County Department of Consumer & Business Affairs:

- Phone: 833-223-RENT (7368)
- Email: [Rent@dcbalacounty.gov](mailto:Rent@dcbalacounty.gov)
- Online: [rent.lacounty.gov](http://rent.lacounty.gov)



## NOTICE

### THIS PROPERTY IS SUBJECT TO THE LOS ANGELES COUNTY RENT STABILIZATION ORDINANCE

**TENANTS: This notice serves to notify that this building is subject to the Los Angeles County Rent Stabilization Ordinance (RSO), LA County Code Chapter 8.52**

**If you live in a "Covered Unit\*", the RSO limits how much your rent may increase:**

- ⇒ A landlord may not impose an annual Rent increase, unless the Covered Rental Unit is registered with the Department and not delinquent in registration payments required pursuant to LA County Code [Section 8.52.080](#).
- ⇒ Annual Rent increases shall be limited to reflect the average annual change in CPI, never to exceed eight percent (8%), as specified by the Department.
- ⇒ A Landlord may impose an annual Rent increase for any Covered Rental Unit, as allowed in this Section, only after providing written notice to the Tenant of the Rent increase pursuant to California Civil Code section 827.
- ⇒ A reduction in housing services may be considered an increase in rent under certain circumstances.

\* "Covered Rental Unit" means a Dwelling Unit not designated as exempt under Section 8.52.050

**All units subject to the RSO are protected from evictions without "just cause":**

- ⇒ Landlords must provide a "just cause" reason for eviction such as failure to pay rent, nuisance, violation of lease terms, etc.
- ⇒ Landlords may be required to provide relocation assistance for certain evictions or temporary displacements.
- ⇒ Before a termination of tenancy occurs, landlords are required to provide notification to the Department.

**The RSO provides protection from harassment and retaliatory evictions:**

- ⇒ Landlords cannot threaten tenants by word or gesture with physical harm
- ⇒ Landlords cannot terminate tenancy or refuse to renew a tenancy if the intent is retaliatory in nature.

If you believe that your rights have been violated or have questions, please contact the Los Angeles County Department of Consumer and Business Affairs Rent Stabilization Program: 833-223-7368 or [rent@dcbalacounty.gov](mailto:rent@dcbalacounty.gov)



# PUBLICACIÓN REQUERIDA:

# ESTABILIZACIÓN DE ALQUILER

## INSTRUCCIONES:

Los propietarios que alquilan propiedades sujetas a la Ordenanza de Estabilización de Alquileres (RSO) del Condado de Los Ángeles deben proporcionar a cada inquilino un Aviso de Derechos del Inquilino (proporcionado abajo). Este aviso será proporcionado por el Programa de Estabilización de Alquileres en un formulario aprobado. Este aviso proporcionará a los inquilinos información sobre la Ordenanza de Estabilización de Alquileres, así como información sobre cómo comunicarse con el Programa de Estabilización de Alquileres.

El aviso debe ser publicado en un lugar visible, como en un vestíbulo de la propiedad o en las áreas comunes, cerca de los buzones de correo, en la lavandería o en la entrada de la propiedad. Este aviso debe publicarse en inglés, español y cualquier otro idioma según lo requiere el Condado.

Este aviso debe ser publicado dentro de los 30 días después de la promulgación de la ordenanza; debe ser proporcionado a los inquilinos cuando entren en un contrato de alquiler, incluyendo una copia del aviso como un documento adjunto a el contrato de alquiler; cuando renueven el contrato de alquiler; y cuando se proporciona notificación de un aumento de alquiler o una reducción de servicio(s) de vivienda. Adicionalmente se debe proporcionar una copia del Aviso de Derechos del Inquilino al Departamento de Servicios para Consumidores y Negocios del Condado de Los Ángeles (DCBA) cada vez que se le entregue una copia al inquilino, según el [Capítulo 8.52.120](#) del Código del Condado de Los Ángeles. Falta de proporcionar notificación a el Departamento puede resultar en multas administrativas de hasta \$ 1000.00, sanciones civiles de hasta \$ 1000.00, sanciones penales de hasta \$ 1000.00 y / o encarcelamiento en la cárcel del Condado por un período de no más de seis (6) meses. Cada día que continúa una violación constituirá un delito separado y distinto según el [Capítulo 8.52.160](#) y [8.52.170](#) del Código del Condado de Los Ángeles.

Si tiene preguntas por favor, contáctenos:

Departamento de Servicios para Consumidores y Negocios del Condado de Los Ángeles

Teléfono: 833-223-RENT (7368)

Correo electrónico: [Rent@dca.lacounty.gov](mailto:Rent@dca.lacounty.gov)

En línea: [rent.lacounty.gov](http://rent.lacounty.gov)



## AVISO

### ESTA PROPIEDAD ESTÁ SUJETA A LA ORDENANZA DE ESTABILIZACIÓN DE ALQUILER DEL CONDADO DE LOS ÁNGELES

**INQUILINOS:** Este aviso sirve para notificarlos que este edificio está sujeto a la Ordenanza de Estabilización de Alquiler del Condado de Los Ángeles (RSO), Capítulo 8.52 del Código del Condado de Los Ángeles

**Si vive en una "Unidad Cubierta \*", la RSO limita cuánto su propietario puede aumentar su alquiler:**

- ⇒ Un propietario no puede imponer un aumento anual de alquiler, a menos que la Unidad de Alquiler Cubierta esté registrada con el Departamento y no puede estar atrasado en los pagos de registro requeridos conforme a la [Sección 8.52.080](#) del Código del Condado de Los Ángeles.
- ⇒ Los aumentos anuales de renta se limitarán para reflejar el cambio promedio anual en el CPI, que nunca excederá el ocho por ciento (8%), según lo ha especificado el Departamento.
- ⇒ Un propietario puede imponer un aumento anual de alquiler para cualquier Unidad de Alquiler Cubierta, según lo permite esta sección, solo después de proporcionar un aviso por escrito al inquilino del aumento del alquiler de acuerdo con la sección 827 del Código Civil de California.
- ⇒ Una reducción en los servicios de vivienda puede considerarse un aumento de alquiler bajo ciertas circunstancias.

\* "Unidad de Alquiler Cubierta" significa una unidad de vivienda no designada como exenta según la Sección [8.52.050](#)

**Todas las unidades sujetas a la RSO están protegidas de desalojos sin "causa justa":**

- ⇒ Los propietarios deben proporcionar una razón de "causa justa" para el desalojo, como no pagar el alquiler, molestias, violación de los términos del arrendamiento, etc.
- ⇒ Se puede exigir a los propietarios que brinden asistencia de reubicación para ciertos desalojos o desplazamientos temporales.
- ⇒ Antes de que ocurra la finalización de la tenencia, los propietarios deben notificar al Departamento.

**La RSO brinda protección contra el acoso y los desalojos por represalia:**

- ⇒ Los propietarios no pueden amenazar a los inquilinos con palabras o gestos de daños físicos.
- ⇒ Los propietarios no pueden terminar la tenencia o negar una renovación de tenencia si la intención es de represalia de naturaleza.

Si cree que se han violado sus derechos o tiene preguntas, comuníquese con el Programa de Estabilización de Alquileres del Departamento de Servicios para Consumidores y Negocios del Condado de Los Ángeles: 833-223-7368 o [rent@dca.lacounty.gov](mailto:rent@dca.lacounty.gov)



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COUNTY OF LOS ANGELES  
**DEPARTMENT OF CONSUMER  
AND BUSINESS AFFAIRS**

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*"To Enrich Lives Through Effective and Caring Service"*

**RENT STABILIZATION ORDINANCE (RSO)  
TENANT BUYOUT OFFERS & AGREEMENTS  
DISCLOSURE NOTICE**



Joseph M. Nicchitta  
Director

Joel Ayala  
Chief of Staff

Rafael Carbajal  
Chief Deputy

THIS NOTICE IS REQUIRED PER TITLE 8 (Consumer Protection, Business and Wage Regulations) of the LOS ANGELES COUNTY CODE relating to DIVISION 3 (Housing) CHAPTER 8.52 (Rent Stabilization) SECTION 8.52.100.

The RSO allows for specific "just cause" reasons for eviction. Tenants are **not** required to accept a Tenant Buyout Offer or Agreement to move out of their rental unit. Refusing compensation (money, free rent, etc.) to move out is **NOT** a legal reason for eviction under the RSO. The rights provided under the RSO apply to all tenants, regardless of immigration status.

If a landlord wishes to offer a tenant compensation (money, free rent, etc.) to vacate their rental unit, landlords must do the following:

- Provide **all** pages of this Disclosure Notice to the tenant prior to completing a Buyout Agreement.
- File this Disclosure Notice and the Buyout Agreement with the Department of Consumer and Business Affairs (DCBA) within 60 days of the tenant and landlord disclosure signing the Buyout Agreement. Landlords can file this form via:
  - Email at [rent@dcbalacounty.gov](mailto:rent@dcbalacounty.gov),
  - In person at DCBA, or,
  - by mail to Department of Consumer and Business Affairs  
500 W. Temple Street, Room B-96  
Los Angeles, CA 90012

The Buyout Agreement must be in the primary language of the tenant and must state below the signature line: "You, (tenant name), may cancel this Buyout Agreement any time up to 45 days after all parties have signed this Agreement without any obligation or penalty."

Per County Code Section [8.52.100](#), tenants:

- Have the right to **not** enter into buyout negotiations or buyout agreements;
- May choose to consult with an attorney before entering into a buyout agreement;
- May rescind the buyout agreement for up to forty-five (45) days after it is fully executed;
- May contact DCBA for information about other buyout agreements in the Tenant's neighborhood and any other relevant information

## BUYOUT AGREEMENT REQUIREMENTS:

Buyout agreements must:

- Be in writing in the primary language of the Tenant.
  - The Landlord must give Tenants a copy of the proposed buyout agreement at least ten (10) days before it is executed.
- Include the following statement in bold letters in at least fourteen-point (14 pt.) type near the space reserved for the signature of the Tenant(s):
  - **"You may cancel this buyout agreement in writing at any time before the forty-fifth (45th) day after all parties have signed this buyout agreement."**
  - **"You have a right not to enter into a buyout agreement."**
  - **"You may choose to consult with an attorney before signing this buyout agreement. The County of Los Angeles Department of Consumer and Business Affairs may also have information about other buyout agreements in your neighborhood."**
- Provide to the Tenant a copy of the fully executed buyout agreement.

In order to rescind a buyout agreement, the Tenant must hand-deliver, email, or certified mail, return receipt requested a statement to the Landlord indicating that the Tenant has decided to rescind the agreement.

If you have questions, please contact us:

- Phone: 833-223-RENT (7368)
- Email: [rent@dcba.lacounty.gov](mailto:rent@dcba.lacounty.gov)
- Online: [rent.lacounty.gov](http://rent.lacounty.gov)

**LOS ANGELES COUNTY RSO: BUYOUT AGREEMENT  
DISCLOSURE ACKNOWLEDGMENT**

By signing this document, I acknowledge that I have read the Rent Stabilization Ordinance (RSO) Tenant Rights Buyout Offers & Agreements Disclosure Notice.

The rental unit address that is the subject of a Buyout Offer and Buyout Agreement is:

Contact information for Landlord is: (include name, email, phone number, and address where Tenants can mail cancellation notices)

Name and telephone # of each tenant who is given a Buyout Offer and who may enter into a Buyout Agreement:

	Name	Phone Number	Email Address
1.			
2.			
3.			
4.			

**LANDLORD DECLARATION:**

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 certify that I have given a copy of this disclosure notice concerning Buyout Offers & Agreements to the tenant(s).

\_\_\_\_\_

Landlord NameSignatureDate

**TENANT ACKNOWLEDGMENT:**

I verify that I have received a copy of **all 4 pages of** the Disclosure Notice of Tenants Rights under the RSO concerning Buyout Offers & Agreements.

_____	_____	_____
Tenant Name	Signature	Date

_____	_____	_____
Tenant Name	Signature	Date

_____	_____	_____
Tenant Name	Signature	Date

_____	_____	_____
Tenant Name	Signature	Date





## Relocation Assistance FAQs

### What is relocation assistance?

Relocation assistance can be in the form of money, a comparable accommodation and/or services from a relocation specialist in locating a new place to live – all provided by the landlord.

### When is relocation assistance required?

Landlords are required to pay relocation assistance when tenants are permanently or temporarily displaced from their units through no fault of their own.

### What does it mean to be permanently or temporarily displaced?

- A tenant is **permanently displaced** if they are evicted for a [No-Fault reason](#) such as:
  - A landlord evicts a tenant so that they or their family member can move into the tenant’s unit,
  - Withdrawal of the unit from rental market (Ellis Act) or,
  - A government mandate.
- A tenant is **temporarily displaced** if they must temporarily leave their unit for one of the following reasons, until the issue is resolved:
  - Necessary repairs,
  - Rehabilitation (Major upgrades/repairs that increase value to the property),
  - Health and safety violations or,
  - Work that cannot be completed while the tenant remains in the unit.

### Who qualifies for relocation assistance?

Tenants who live in units subject to the Rent Stabilization Ordinance (RSO) in the unincorporated areas of Los Angeles County that are being evicted for a “no-fault” reason or are being temporarily displaced qualify for relocation assistance.

### How much relocation assistance do permanently displaced tenants get?

Tenants are eligible for the following relocation assistance amounts, per unit:

Relocation Assistance Amounts 4/1/2020- 6/30/2021					
	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
<b>Standard</b>	\$7,654	\$8,662	\$10,797	\$13,115	\$14,759
<b>Seniors, Minors, Persons w/ Disabilities</b>	\$9,272	\$10,675	\$13,359	\$16,043	\$17,995
<b>Lower-Income Household</b>	\$10,980	\$12,688	\$15,921	\$18,971	\$21,411



LOS ANGELES COUNTY

# CONSUMER & BUSINESS AFFAIRS

Housing & Tenant Protections

Relocation assistance is based on the size of the unit and not the number of tenants in the unit. However, if there is a Qualified or Lower-Income Tenant in the household, landlords must pay the Qualified or Lower-Income relocation assistance amount.

## Who is a Qualified or Lower-Income tenant?

Tenants who are seniors, persons with disabilities, or households with minor children are considered Qualified. Lower-Income Tenants are defined by the [California Health and Safety Code Section 50079.5](#).

## What relocation assistance do temporarily displaced tenants receive?

- Tenants who are temporarily displaced for **30 days or less** must be provided a per-diem (an allowance or payment made for each day).
- Tenants who are temporarily displaced for **31 days or more** must be provided either a per-diem or comparable accommodations to their unit, if available.

The current per-diem rate is **\$207** per night (including taxes), plus an additional **\$66** per adult for meals and incidentals and **\$33** per child, 12 and under. This rate is based on the [Federal General Services Administration](#) per diem rate for lodging in Los Angeles County, which is updated annually.

Note: Landlords must first obtain approval from the County before issuing a Notice of Temporary Relocation to their tenant(s).

## When will tenants receive the relocation assistance payment?

For permanent displacements, landlords must provide tenants with access to the funds in an established escrow account at the time a Notice of Termination is served to the tenant for approved “No-Fault” evictions. Landlords may make direct payments to tenants for approved temporary displacements, which should be done prior to the displacement, unless otherwise agreed upon by the landlord and tenant.

## What happens if there is disagreement about the relocation assistance the tenant is eligible for?

Please contact the Department of Consumer & Business Affairs for further assistance.

## Questions?

☎ (833) 223-7368

✉ Rent@dcba.lacounty.gov

✉ 500 West Temple Street Suite B-96 Los Angeles, California 90012  
Attention: Rent Stabilization Program

**Disclaimer:** This is a brief summary of information related to the LA County Rent Stabilization Ordinance. It is not legal advice. Readers should consult an attorney for advice on how the Ordinance applies in their particular case. Laws and guidelines are frequently amended. DCBA recommends that readers verify information against the current Ordinance in the event that any new changes are not yet reflected in this bulletin.