



# RENT INCREASES

## HOW MUCH CAN MY RENT BE INCREASED IF MY UNIT IS UNDER RENT CONTROL?

- If you live in a unit that is under rent control your landlord may increase your rent only once a year. The increase must be within the range the Los Angeles Housing Department allows for the year. Since July 2008 a landlord may increase rent by 3%, plus an additional 1% if the landlord pays for gas and 1% if the landlord pays for electricity.
- In addition, if your unit is under rent control the landlord can also charge you \$2.96/month for housing inspection fees, also known as SCEP (Systematic Code Enforcement Program) fees and \$9.35/year for the registration fees.
- Since these percentages and amounts change from time to time please contact the Los Angeles Housing Department at (866) 557-7368 to verify the information.
- If your landlord is trying to illegally increase your rent you may file a complaint with the Los Angeles Housing Department at (866) 557-7368.

## HOW MUCH CAN MY RENT BE INCREASED IF MY UNIT IS NOT UNDER RENT CONTROL?

- If your unit is not under rent control your landlord may increase your rent as many times and as much as they would like as long as they properly notify you of the rent increase.
- Under California Civil Code § 827 if the proposed rent increase for the tenant is 10% or less of the rent amount charged to the tenant, the landlord must provide the tenant with a 30 day written notice informing the tenant of the rent increase before it can become effective.
- Under California Civil Code § 827 if the proposed rent increase for the tenant is greater than 10% of the rent amount charged to the tenant the landlord must provide the tenant with a 60 day written notice informing the tenant of the rent increase before it can become effective.

## HOW DO I FIND OUT IF MY UNIT IS UNDER RENT CONTROL?

- In order to be under rent control your unit must have been built before October 1, 1978, it must have at least 2 units on the lot and it must be located in the City of Los Angeles.
- If you are not sure whether your unit is under rent control you may contact LAHD at (866) 557-7368 to confirm this information.