

**FACT SHEET**  
**RENT STABILIZATION ORDINANCE (RSO)**  
**TECHNICAL AMENDMENTS**  
Ordinance No. 181744 – Effective 7/15/2011



**Affordable Housing Exemptions** (LAMC 151.02)

This ordinance amendment establishes a new RSO exemption for “affordable housing accommodations.” To qualify for an exemption, the units must be subject to a government-imposed regulatory agreement with specific AMI (Average Median Income) limits for at least 55 years and be recorded with the L.A. County Recorder. This exemption replaces the former “Non Profit” exemption.

**RSO Housing Accommodations** (LAMC 151.02)

While the RSO exempts housing accommodations with a first Certificate of Occupancy issued after October 1, 1978, this amendment provides that the exemption does not apply to properties constructed before Certificates of Occupancy were issued. If evidence, such as permits, indicates that a property was used for residential purposes prior to October 1, 1978, then it is not exempt.

**RSO Exemptions are Due by January 31st** (LAMC 151.05)

Property owners who wish to request an exemption from payment of the annual rental unit registration fee must provide a written declaration supporting the exemption along with supporting documentation by **January 31st** of each year.

**Additional Tenants** (LAMC 151.06)

The RSO allows a 10% rent increases for additional tenants which results in an increase of the number of tenants existing at the inception of tenancy. The new amendment disallows the additional tenant rent increase if the landlord fails to notify the tenants within 60 days of having actual or constructive knowledge of the additional tenant(s).

**General Manager Hearing Appeals** (LAMC 151.09, 47.06, 47.07)

The right to file a General Manager Appeal based a tenant’s eligibility for relocation assistance has been extended to include disputes regarding the tenant’s age, length of tenancy, family or disability status, in addition to the existing provision which allows appeals based on income.

**Relocation Assistance** (LAMC 151.09)

If a rental property has an approved use as a Single Family Dwelling (SFD) but the structure contains two rental units (illegal conversion), and there is a government order to return the property to its approved use, the landlord must pay relocation assistance to the tenant (s) of the affected rental unit (s) within 15 days of receiving notice from the tenant (s) of their intention to terminate tenancy.

**Remedies** (LAMC 151.10)

This subsection has been added to include, “Any Agreement, whether written or oral, waiving any of the provisions contained in this Article shall be void as contrary to public policy.”

**For additional information, please call the LAHD Hotline at (213) 808-8888.**



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2<sup>ND</sup> FLOOR  
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