With rising home prices and rental rates, many jurisdictions are passing ordinances that provide tenant protections designed to limit the amount and frequency of rent increases, limit the circumstances under which a tenant may be evicted, provide a board to review and handle landlord/tenant issues, and ensure landlord maintenance of properties.

It is imperative to thoroughly understand which statutes are applicable to the property under your authority. The location, size, and age of your building may further affect which statutes are applicable. As a Private Professional Fiduciary, it is your duty to know. This article provides a brief summary of California statutes addressing "rent control."

The following is a list of California cities and counties which have enacted some form of rent control ordinances. The terms of each of these ordinances vary.

- Alameda & Alameda County
- Berkeley
- Beverly Hills
- Burbank
- Camarillo
- Campbell
- City of Commerce
- Concord
- East Palo Alto
- Emeryville
- Fremont
- Gardena
- Glendale
- Hayward
- Los Angeles & Unincorporated Los Angeles County
- Los Gatos
- Marin County
- Menlo Park
- Mountain View
- Oakland
- Palm Springs
- Palo Alto
- Pasadena
- Redwood City
- Richmond
- San Diego
- San Francisco
- San Jose
- San Leandro
- Santa Barbara
- Santa Cruz
- Santa Monica
- Thousand Oaks

- Union City
- West Hollywood
- Westlake Village

A pdf which summarizes Rent Control Ordinances in the varying locations can be found here.

NEW LA COUNTY TEMPORARY RENT STABILIZATION ORDINANCE

On December 20, 2018, Los Angeles County passed a *Temporary Rent Stabilization Ordinance*. The ordinance is applicable to properties located in the unincorporated portions of Los Angeles County. Determination if a property is within the jurisdiction of the ordinance can be tricky. Some properties located in unincorporated Los Angeles County may utilize a city name as part of their address for the use of the US Postal Office. **YOU CANNOT RELY ON THE PROPERTY'S MAILING ADDRESS.** To determine if a property is located within unincorporated Los Angeles County (and thus subject to the new rent control ordinance), visit www://lavote.net/apps/precintmap and select "District Map Look Up By Address."

The Los Angeles County Temporary Ordinance includes:

- Cap on annual rent increases at 3%;
- Retrospectively voids rental increases in excess of 3% which were in effect on or after September 11, 2018;
- Requires "just cause" for tenant evictions; and
- Allows some property owners to pass through the cost of Measure W tax to renters.

As indicated by the title, this Ordinance is temporary. It will be in effect for 180 days from December 20, 2018. After that time, the Board of Supervisors will revisit the ordinance. A complete copy of the ordinance may be found here.

STATE LAW REQUIRES LANDLORD TO GIVE TENANT SUFFICIENT NOTICE BEFORE RENTAL INCREASE

A landlord must give 30 days advance notice of a rental increase of 10% or less. If the rental increase exceeds 10%, then 60 days advance notice must be given (*Civil Code §827b*).