

City of Huntington Park: **Rent Stabilization Ordinance**

Frequently Asked Questions (FAQs)

What is the Rent Stabilization Ordinance?

The Rent Stabilization Ordinance is a regulation adopted by the City of Huntington Park to stabilize rental prices and protect tenants from excessive rent increases while ensuring landlords receive a fair return on their investments. The Ordinance establishes guidelines for permissible rent increases, the application process for rent adjustments, and protections for both tenants and landlords.

Who must register their rental units or properties with the city?

Any landlord with rental properties or units within the City of Huntington Park that do not meet one of the exemption conditions.

What are the exemption conditions?

- Rental units or property with a certificate of occupancy issued after February 1, 1995.
- Single-family homes, condominiums, and town homes.
- Subsidized housing units.
- Properties with no more than two rental units in which one of the units is occupied by the owner.

How do I register my rental units?

You must use the information mailed to you to log into the system and register as a landlord (Account # and PIN #). Each rental unit must then be registered with the Community Development Department. You will need to provide detailed information about the units, including rent amount, tenant information, and housing services offered. The registration letter will include detailed instructions for registering.

What if I require help registering my rental unit?

Instructions will be provided on the registration platform that provides clear step-by-step instructions and graphics for how to fill out each section. Additionally, the City will have a kiosk available at City Hall (6550 Miles Ave.) on Monday, February 10th and 11th from 8:00am – 12:00pm to answer questions. For additional questions, please call (323) 584-6393 or send an email to rso@h pca.gov

Will I need to re-register my rental unit(s) in the future?

Yes, after the initial rental unit registration, you must re-register them in accordance with the following:

- Update the rental registration **annually, by December 30th**;
- Update the rental registration **within 30 days of the start of a new tenancy**; and
- Update the rental registration if there is **any subsequent change in the tenancy or ownership** (i.e., change in ownership or management or change in owner's or manager's contact information).

What are the key obligations for landlords under this ordinance?

- **Rent Caps:** Rent increases are limited to 3% per year or the Consumer Price Index (CPI) for the Los Angeles-Long Beach-Anaheim region, whichever is lower.
- **Frequency of Increases:** Rent can only be increased once every 12 months.
- **Capital Improvement Pass-Throughs:** You may pass through 50% of capital improvement costs to tenants over a minimum of five years, with prior approval.
- **Registration:** You must register all rental units annually with the city.
- **Just-Cause Evictions:** Evictions must be based on valid reasons, such as nonpayment or lease violations.
- **Relocation Assistance:** For no-fault evictions, you must provide two months' rent as relocation assistance.

I received a registration letter but do not have a rental property, what do I do?

Follow the detailed instructions provided in the registration letter to register your rental unit with the city. If you believe your unit qualifies for one of the exemptions, or that you were requested to register in error, you will still follow the registration instructions to submit your exemption request.

Does an owner need to notify tenant(s) about the Ordinance? If so, how?

Yes, following initial landlord registration with the City, notices must be posted in a conspicuous location in the common area, at the entry or entries to the building(s) or units, or other similar location(s) as necessary to provide tenants with reasonable opportunity to view them. If there is no common area or similar location, this requirement may be satisfied by mailing the notice to each tenant by certified mail, return receipt requested. Additionally, landlords are obligated to provide tenants with information about the ordinance with the Department's contact information, prior to, or at the time of agreeing to rent or lease a rental unit. This notice will be in a form provided by the City. When entering into or renewing a rental agreement, a copy of the form notice should be included as an exhibit or attachment to the written rental agreement. Notices shall be written in English and Spanish, as well as in any other languages as required by the City.

What other notices do I need to provide to tenants?

Landlords must provide notice to tenants in the following circumstances:

- At least 30 days prior to any approved rent increase beyond the cap. Notice must be given via personal service or certified mail return with receipt requested.
- Prior to issuing a notice to terminate a tenancy for just cause that is a curable lease violation, the Landlord must first give notice to the Tenant with an opportunity to cure the violation.
- If the violation is not cured within the time period set forth in the notice, a three-day (3) notice to quit without an opportunity to cure may be issued.

I received a letter telling me to register my property. What does this mean?

The appraiser's parcel number associated with the address listed in the letter was identified as a rental residential property or unit. If you are the owner and reside at this address, you may file for an owner-occupied exemption. Please visit [the Rent Stabilization website](#) to learn more and register your unit or property in the system.

I received a registration letter, but I do not have a rental property, what do I do?

You are receiving this notice because data from the Los Angeles County Assessor shows that you pay property taxes for the referenced property, and you do not claim a homeowners' property tax exemption. If you live in the unit that is listed in the registration letter, you can file an exemption for owner-occupied. If you believe your unit qualifies for one of the exemptions, or that you were requested to register in error, you will still follow the registration instructions to submit your exemption request.

My family, friend, or neighbor did not receive a letter, but I did, why?

Registration letters were sent to residents based on Los Angeles County Assessor's data that shows you own at least one rental unit. If a property or unit has a homeowner tax status, those properties and units were excluded from the registration process and were not sent a notice to complete the registration process. Property addresses for which homeowner status is not claimed were identified as potentially being rental properties. If you live in your home and received a registration letter, you will need to complete the registration process as outlined in the registration letter and then file for an exemption. Further, to avoid registering your owner-occupied home in the future, update your property county data to claim homeowner status.

What happens if I fail to comply with the ordinance?

Non-compliance can result in:

- Civil Penalties: **Fines up to \$1,000 per violation.**
- Criminal Penalties: A misdemeanor charge, punishable by a fine up to \$1,000 and/or up to six months in county jail.
- Void Rent Increases: Any rent increase imposed without proper registration or notice procedures is void.

How do I register my rental units?

You must use the information mailed to you to log into Rent Stabilization website and register as a landlord. Each rental unit must then be registered with the Community Development Department. You will need to provide detailed information about the units, including rent amount, tenant information, and housing services offered.

Do I need to re-register my rental units?

Yes, after the initial rental unit registration, you must re-register them in accordance with the following:

- Update the rental registration **annually, by December 30th;**
- Update the rental registration **within 30 days of the start of a new tenancy;** and
- Update the rental registration if there is **any subsequent change in the tenancy or ownership** (i.e., change in ownership or management or change in owner's or manager's contact information).

What should I do if I want to increase the rent beyond the cap?

If you believe the permissible rent increase prevents you from receiving a fair return, you can file an application for a rent adjustment with the Community Development Department, providing detailed financial records.

How are just-cause evictions handled?

For just-cause evictions, you must provide tenants with a notice stating the reason for eviction, and in cases of curable lease violations, an opportunity to cure the violation before proceeding with eviction.

What are the requirements for no-fault evictions?

For no-fault evictions, you must either provide two months' rent as relocation assistance or waive the rent for the final two months of tenancy. You must also provide tenants with a written notice detailing their rights, including relocation assistance.

As a landlord, how can I protect myself from claims of retaliation?

Avoid taking adverse actions against tenants who exercise their rights under the ordinance, such as reporting habitability issues or participating in tenant associations. Any adverse action within 180 days of such activities is presumed retaliatory unless proven otherwise with clear evidence.

What resources are available for further assistance?

For detailed guidance, consult the Community Development Department or seek legal advice to ensure compliance with the ordinance.

Questions or concerns can be emailed to rso@hpcagov or call us at (323) 584-6393