

Rent Control and Tenant Protections in Culver City

What Tenants Need to Know

As of October 30, 2020, the Culver City Permanent Rent Control Ordinance (RCO) and Tenant Protections Ordinance (TPO) require landlords with rental units located in the City, including mobile homes, joint living and work quarters, to abide by rent control limits and provide tenants with extended protections. This property may be subject to one or both of these ordinances. Landlords must post this notice in a conspicuous location in the common area, at the entry or entries to the building or units, or other similar location(s) as necessary at all properties where the RCO and TPO apply and a Rent Registration certificate is required. (CCMC 15.09.230(B)(5)) Here are the key points that tenants need to know:

Rental Unit Registration

- **Annual Registration:** Culver City landlords must register or re-register their rental units each year by July 31. The registration includes payment of an annual registration fee of \$167 per residential rental unit and any applicable change in ownership fees. Late payment penalties of 20% per rental unit will go into effect on the first day of each month starting September 1, up to a maximum of 100%.
- **Registration Updates:** The registry must be updated immediately in the event of a change in ownership, new tenancy or change in housing services.

Rental Increases

- **Frequency:** Landlords can only increase rent once in a 12-month period.
- **Cap:** Annual rent increases on rent-controlled units are capped at 2-5% depending on inflation, tied to the Consumer Price Index (CPI) and announced by the Housing and Human Services Department.
- **Housing Services:** Large reductions in housing services, like parking, storage access, laundry facilities, etc. without rent payment adjustments are considered a rent increase.
- **Pass-Through Fees:** Landlords may pass through 50% of the costs to tenants, not to exceed 3% of rent, for new capital improvement projects, provided all units are registered. All capital improvement projects must be approved by the City of Culver City upon completion of the application process.



Eviction Protections

- After 12 months of tenancy, landlords can only evict tenants for specific “for cause” and “no fault” grounds, which include:

For Cause

- Failure to pay rent
- Breach of rental agreement
- Failure to provide reasonable access
- Use of the unit to create a nuisance or for illegal purposes
- If the tenant was the resident manager who has been terminated

No Fault

- Demolition
- Removal from the rental market
- Landlord occupancy or an eligible landlord relative’s occupancy*
- Compliance with a deed or regulatory restriction
- Government orders necessitating the vacancy

Relocation Assistance

- Landlords may be required to pay evicted tenants relocation assistance (3x the greater of current rent or small area fair market rent, plus \$1,000). Small landlords (owning 3 units or less) may pay only 50% in cases of landlord occupancy eviction.
- **Uninhabitable Conditions:** Landlords must provide temporary relocation to a hotel or motel or comparable unit, or a per diem payment if a unit becomes uninhabitable due to substantial rehabilitation, fumigation or other necessary work.

For more details about rent control and tenant protections in Culver City, to review the maximum permissible annual rent increase or if you have any questions, visit CulverCity.org/Rent or email Rent.Control@CulverCity.org.

Llame a la Ciudad al (310) 253-5790 si necesita información en español.

* Protected Tenants from Landlord Occupancy Evictions: Long-term tenants (10+ years) who are 62+ years old or disabled, terminally ill tenants, low-income tenants and tenants with school-aged children protected during the school year.

Note: The provisions outlined in the Rent Control and Tenant Protections ordinances must be followed by landlords to avoid fines and penalties.

