



CITY OF CUDAHY

If you have any questions related to this flyer or need assistance on a related matter, contact:

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RENT STABILIZATION AND TENANT PROTECTION ORDINANCES

On June 6th, 2023, the city of Cudahy adopted Ordinance Nos. 736 and 737 adding Chapter 5.13 (Rent Stabilization) and Chapter 5.14 (Tenant Protections). These chapters are intended to regulate maximum annual rent increases than those set forth in State law and regulate justifiable grounds for eviction and expand tenant protections from those provided by the State.

RENT STABILIZATION HIGHLIGHTS

Permitted Rent Increases:

- Limits annual rent increases for “covered rental units” by no more than the change of CPI (Inflation), or 3%, whichever is lower.
- Only one (1) increase in any 12-month period with a 30-day written notice.

Covered Units/Exemptions:

- This applies to all residential rental units, except those expressly exempt including, but not limited to:
 - Units built after February 1, 1995; single-family homes and condominiums; and properties with up to 2 units that are owner-occupied (owner lives in one of the units).

Capital Improvement Pass-Through:

- Landlords may pass through (charge tenants) up to 50% of eligible capital improvement costs.
- Eligible pass-through capital improvement costs include but are not limited to the replacement of electrical and plumbing systems that require a building permit.
- Pass-through charge shall not exceed 5% of the tenant’s rent.
- Landlord must submit an application to the city and written notice to tenants prior to the commencement of any capital improvement pass-through charge.

Fair Return Petition Process:

- Establishes a process for a landlord to request a fair return rent adjustment.
- The landlord must provide written notice to tenants prior to charging an approved increase.

Rental Unit Registration:

- Requires landlords to register rental.

TENANT PROTECTION HIGHLIGHTS

“For-Cause” and “No-Fault” Evictions:

- For-cause termination of tenancy. A landlord is permitted to terminate tenancy for the following circumstances: the failure to pay rent, tenant violation of a material term of a rental agreement, illegal purpose or use of a unit, the failure to sign a similar lease, assignment or sublet in violation of the lease, refusing access for necessary repairs after notice, resident manager failure to vacate after the termination of employment, and the failure to vacate after providing landlord notice of intent to terminate the lease.
- No-fault termination of tenancy. A landlord is permitted to terminate a tenancy under the following circumstances: demolition of the rental unit or permanent withdrawal of the rental unit from the rental market pursuant to State law and/or use by the landlord or landlord’s family as their principal residence (this includes a spouse, domestic partner, child, grandchild, parent, grandparent).

Relocation Assistance:

- If no-fault eviction, the landlord must provide tenant(s) relocation assistance equal to 3X the rent in effect at the time of the termination notice plus 1 additional month’s rent for certain qualified tenants (low-income, seniors, disabled, families with minor children, tenancy 5 years or more).
- Temporary relocation assistance be provided for tenant(s) who are temporarily displaced due to repairs, rehabilitation, and health and safety concerns.

Retaliatory Eviction and Anti-Harassment:

- Tenants are protected from retaliatory evictions and landlord harassment.