

Culver CITY

Permanent Rent Control and Tenant Protections Notice

On September 29, 2020, the Culver City City Council adopted permanent Rent Control and permanent Tenant Protections ordinances, which went into effect on October 30, 2020.

For all rental units in Culver City built on or before February 1, 1995 (except as noted), there is now a limit on annual rent increases, which is based on inflation.

The maximum permissible annual rent increase is:

- 3.5% for increases effective between February 1 and February 28, 2022

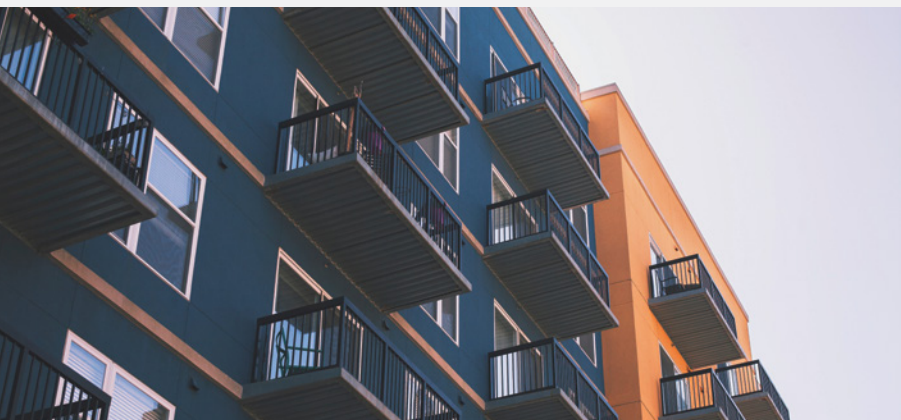
Maximum permissible annual rent increases for future periods are posted monthly to CulverCity.org/Rent.



What Tenants Need to Know

Your landlord:

- Can only increase your rent once per year. Any rent increase is limited to 2-5% depending on inflation. Certain units are exempt from the cap on rent increases.
- Can only evict you for specific “for cause” or “no-fault” grounds, even if your rental unit is not subject to rent control. Additional protections may apply if you qualify under one of the City’s protected tenant categories.
- May be required to pay evicted tenants relocation assistance: 3 times monthly rent or fair market value, whichever is greater, plus \$1,000 (50% for small landlords).
- Must make your unit safe or relocate you during work that makes your unit uninhabitable.
- Must provide you a City-approved disclosure form before making you a buyout offer.
- May not harass you or evict you as retaliation.



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

More information, forms and documents can be found in the Housing Office or online at CulverCity.org/Rent.

Eviction Protections

“For cause” includes:

- Failure to pay rent
- Breach of rental agreement
- Failure to provide reasonable access to unit
- Tenant’s use of unit to create a nuisance or for an illegal purpose
- Tenant was the resident manager who has been terminated

“No fault” includes landlord’s need to recover a unit in order to:

- Demolish
- Remove from rental market
- Move-in landlord or landlord’s relative, provided landlord or relative occupies the unit as their primary residence for at least 3 years
- Comply with deed or regulatory restriction
- Comply with government or other orders necessitating the vacancy

Tenants protected from eviction include:

- Long-term tenants who are 62 years old or disabled
- Terminally ill tenants
- Low-income tenants
- Tenants with school-aged children in public schools are protected during the school year



9770 Culver Blvd.
Culver City, CA 90232



Visit [CulverCity.org/Rent](https://www.culvercity.org/rent) for more details about:

- Maximum Permitted Annual Rent Increases
- Eviction Protections
- Relocation Assistance
- Tenant Protections During Construction or Renovation
- Voluntary Tenant Buyout Agreements
- Retaliatory Eviction and Anti-Harassment


To contact the Housing Division

***Para ponerse en contacto con el
Departamento de Vivienda***

 9770 Culver Boulevard, Culver City, CA 90232

 [CulverCity.org/Rent](https://www.culvercity.org/rent)

 Rent.Control@CulverCity.org

 (310) 253-5790