



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

- Types of Tenants Protected from Evictions
- Exemptions from Eviction Protections
- Relocation Assistance
- Exemptions from the Payment of Relocation Assistance
- Tenant Protections During Temporary Uninhabitable Conditions
- Tenant Buyout Agreements
- Retaliatory Eviction and Anti-Harassment Protections


**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://CulverCity.org/Rent)

 [Rent.Control@CulverCity.org](mailto:Rent.Control@CulverCity.org)

 (310) 253-5790

# Culver CITY

## Permanent Rent Control and Tenant Protections Notice

On September 29, 2020, Culver City's 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.

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 based on the average annual change in the consumer price index and are posted monthly to [CulverCity.org/Rent](https://CulverCity.org/Rent).



# What Landlords Need to Know

The rent cap does not apply to rental units first occupied after February 1, 1995.

The rent cap does not apply to most single-family homes, separately owned condos & townhouses, owner-occupied mobile homes, or Section 8 and income and rent-restricted housing units. There may be exclusions to this exception where individual rooms in a single-family home are rented.

“For cause” or “no-fault” grounds are required for evictions.

Relocation assistance may be required for no-fault evictions: 3 times monthly rent or fair market value, whichever is greater, plus \$1,000 (50% for small landlords).

## Residential Rental Registry Requirement

All landlords must register their rental units with the City. Landlords who registered units during the Interim Rent Control Period must renew their registration. **The City has extended the deadline until March 31st, 2022 for landlords to register/re-register and pay the rental unit registration fee (for the period August 1, 2021 – July 31, 2022).** Register online at [CulverCity.org/Rent](http://CulverCity.org/Rent).

After registration, the City will issue the landlord a Rent Registration Certificate for each unit. The Certificate and the Rent Control Ordinance Notice (available at [CulverCity.org/Rent](http://CulverCity.org/Rent)) must be displayed in a conspicuous place.

Registration must be updated annually, upon change of ownership, upon a new tenancy, and when there are changes in housing services for the unit.

## Rent Adjustments Exceeding Maximum Allowable Increase

A landlord may submit an application for a rent adjustment if they can demonstrate that the limitations on rent increases will prevent the landlord from receiving a fair and reasonable return with respect to the operation of the property.



## Landlords May Re-establish Rents at Market Rates When:

- A tenant voluntarily vacates, with certain limitations
- A tenant is evicted based on “for cause” grounds
- A tenant is evicted based on “no-fault” grounds, with the following limitation: if vacated for landlord or landlord’s relative to move-in, the unit must remain landlord’s or relative’s primary residence for three years

## Capital Improvement Pass-Through Program

50% of the cost of eligible capital improvement projects may be passed-through to tenants, amortized over the useful life of the improvement, with an aggregate cap of the pass-through costs not to exceed 3% of tenant’s rent.

Eligible capital improvement projects include the addition of new capital improvements, but not the renovations or replacement of existing capital improvements.

More information, forms and documents can be found in the Housing Office or online at [CulverCity.org/Rent](http://CulverCity.org/Rent).

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