

How Much Can My Rent Go Up Right Now? Here's Your LA Rent Hike Cheat Sheet

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A "For Rent" sign hangs outside an apartment building in northeast Los Angeles.

(David Wagner/LAist)

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CHECK OUT THE RULES IN:

- [City of L.A.](#)
- [Inglewood](#)
- [Santa Monica](#)

- **Culver City**
- **West Hollywood**
- **Beverly Hills**
- **Baldwin Park**
- **Santa Ana**
- **Bell Gardens**
- **Unincorporated L.A. County**
- **Pasadena**
- **Pomona**
- **Cudahy**
- **Maywood**
- **Other cities**

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With your budget already squeezed by [inflation](#), the last thing you want to see is a massive rent increase notice taped to your apartment door. But that's exactly what many Los Angeles-area renters are now facing.

As we explained in [a recent story](#), state and local laws meant to prevent large rent hikes allow rent hikes to rise with inflation. When inflation runs high, so do allowable rent increases. That's why state law in California [currently allows annual rent hikes of up to 8.8%](#) for many apartments in L.A. and Orange counties.

However, different parts of L.A. and Orange County, and other parts of the state, have very different rules on rent increases. Some cities have local forms of rent control. Others don't.

Older buildings are more likely to be covered by rent increase caps. Many newer buildings have no limits at all because laws at both the state and local levels exempt recently built properties from annual rent hike caps. The [Costa-Hawkins Rental Housing Act](#) limits the kinds of rent control cities can impose on buildings constructed since 1995, and state lawmakers agreed to [exempt buildings](#) constructed within the last 15 years from statewide rent caps in order to maintain incentives for developers to build new housing.

These rules can be very confusing. To sort it all out for you, we've put together a short guide to the laws in different parts of Southern California.

Of course, we're not lawyers. We can't tell you exactly what's legal and what's not in your specific living situation. L.A. tenants who need help can reach out to [Stay Housed L.A.](#), a partnership between local governments and legal aid organizations.

City of L.A.

Since the beginning of the COVID-19 pandemic, the city of L.A. has banned rent increases in rent-controlled housing. That [ban is still in place](#) and will continue through Jan. 31, 2024.

Despite the ongoing rent freeze, L.A. tenants are now filing record numbers of complaints about illegal rent hikes. If you believe you've received an illegal rent hike in a city of L.A. rent-controlled apartment, you can file a complaint with the city's housing department [here](#).

RENTER RESOURCES

- Have you received an illegal rent increase? L.A. County tenants needing legal help can reach out to [StayHousedLA.org](#).
- If you're facing eviction over a rent increase, read [LAist's eviction guide](#) for help on how to stay housed (also [available in Spanish](#)).

The city's rent control law generally covers rental housing units built before Oct. 1, 1978.

In recent years, when inflation was much lower, allowable rent increases in L.A. rarely rose above 3%. But under the city's rent control rules, inflation can drive annual increases as high as 8%. And landlords who pay for utilities can add another 2% to those increases.

Inglewood

Inglewood's rent control law, which originally [took effect](#) in 2019, [currently allows](#) annual rent increases of up to 10% — depending on the size of the apartment building you live in.

If you live in a building with five or more apartments, your landlord can raise your rent by 7.9%. That figure is based on the local consumer price index — the most commonly used measure of inflation — from April 2022. The city

plans to update its allowable rent increases in May 2023, based on new inflation figures.

If you live in a rent-controlled apartment building with four units or less, your landlord can raise your rent by 10%.

The city's limits on annual rent increases exempt rental housing built within the last 15 years.

Santa Monica

In September 2022, Santa Monica's rent control board approved a 6% annual rent increase — with a firm cap of \$140 per month.

However, voters in the city approved a ballot measure in November 2022 lowering allowable annual rent hikes to 3%, or a maximum of \$70 per month.

Rent control in Santa Monica generally applies to apartments built before April 10, 1979.

The city's [rent control law](#) typically calculates allowable increases based on 75% of the local consumer price index, with 6% as the maximum limit.

Culver City

Tenants covered by [rent control in Culver City](#) can currently receive annual rent hikes of up to 5%, the maximum limit set out in the city's rent control ordinance. This allowable increase will remain in effect through June 30, 2023.

Culver City's rent control law generally applies to rental housing units built before Feb. 1, 1995. The law exempts single-family homes as well as certain condos, townhomes and accessory dwelling units.

West Hollywood

Similar to the city of L.A., the city of West Hollywood banned rent increases in rent-controlled units due to the COVID-19 pandemic. But unlike the city of L.A., West Hollywood's ban has now expired.

Since March 1, 2023, annual increases of up to 3% have been [allowed](#) in rent-controlled housing in West Hollywood. This allowable increase is set to continue through Aug. 31, 2023.

The city's rent control rules generally apply to rental properties with two or more units that were first occupied before July 1, 1979. Typically, the city calculates allowable increases using a formula based on 75% of the local consumer price index.

Beverly Hills

After freezing rent increases for the first two years of the pandemic, the city of Beverly Hills is now allowing annual rent increases of up to 3.1% in rent-controlled housing.

However, the ability of landlords to pass on this increase depends on when they last raised the rent. Landlords who imposed rent increases between July 1, 2019 and June 30, 2020 face restrictions on how much they can raise rents between now and July 2023.

Details on how these complex rent increase rules work can be found [on the city's website](#). Beverly Hills' rent control law generally applies to rental housing constructed before Feb. 1, 1995.

Baldwin Park

The city's rent control law currently [limits annual increases to 5%](#).

The city's rent increase rules generally apply to rental housing built before Jan. 1, 1995, with exceptions for mobile homes, duplexes and single-family homes.

Santa Ana

Santa Ana [currently caps](#) allowable annual rent increases in rent-controlled housing at 3%. That limit is set to remain in place until at least the end of August 2023.

The city limits rent hikes to 80% of the local consumer price index or 3%, whichever is lower. The law, adopted in late 2021, generally applies to apartment buildings built on or before Feb. 1, 1995.

Bell Gardens

City councilmembers in Bell Gardens [voted to implement local rent control](#) in August 2022. The city calculates allowable rent increases based on 50% of local inflation, or 4%, whichever is lower.

Currently, annual rent increases for rent-controlled properties in Bell Gardens cannot exceed 4%.

The city's rent control law generally applies to apartments built before Feb. 1, 1995. Single family homes, condos and townhomes are generally excluded.

Unincorporated L.A. County

There are 88 incorporated cities in L.A. County, but many areas are not incorporated and are instead subject to rules passed by the county. One in 10 county residents lives in [an unincorporated area](#), including places like East Los Angeles, Florence-Graham and Altadena.

Many renters in these areas are subject to the county's rent control law, which is specific to unincorporated areas. Rents were frozen for rent-controlled buildings in unincorporated L.A. County during the COVID-19 pandemic, but

that ban expired on March 31, 2023. Annual rent hikes of 3% are [now allowed](#) in rent-controlled housing in unincorporated parts of L.A. County.

The county's rules generally apply to rental housing in unincorporated areas built before Feb. 1, 1995.

Pasadena

Voters in Pasadena [passed Measure H](#) in November 2022, bringing rent control to their city.

Under the city's rules, landlords can raise rents once per year, only after giving tenants a 30-day notice. Starting on Oct. 1, 2023 the city's [annual rent hike limit](#) will be 2.75%.

The city's rent control rules generally apply to multi-unit rental properties built before Feb. 1, 1995. Condos and single-family homes are generally exempt.

Pomona

In August 2022, Pomona City Council passed [an urgency rent control ordinance](#) that limits annual rent hikes to no more than 4% for covered apartments.

The city's rent hike limits generally apply to rental housing built before Feb. 1, 1995.

Cudahy

The Cudahy city council [passed a local rent control ordinance](#) in June 2023.

Under Cudahy's rent control law, landlords cannot raise rents by more than 3% per year. In years when inflation (as defined by the [local consumer price index](#)) is running lower than 3%, landlords must base annual rent hikes on the lower inflation figure.

The city's rent control ordinance generally applies to rental housing built before Feb. 1, 1995. The limits don't apply to renters in single family houses, condos, or townhomes.

Maywood

Maywood's city council [voted in July 2023](#) to implement a new rent control regime after the city's [temporary rent hike freeze](#) expires on Sept. 28, 2023.

The new rent control rules in this southeastern L.A. city will limit annual increases to 4% or the annual change in the local consumer price index, whichever is lower.

Maywood's rent control limits generally apply to rental housing built before Feb. 1, 1995. Single-family homes, condos and townhomes are not covered by the city's rules.

Other cities

Many incorporated cities in L.A. do not have local forms of rent control. For [a 2022 story](#) about inflation and rising rents, we interviewed tenants in Burbank facing rent hikes of 10%. Those tenants were receiving such large increases in part because they lived in a city that does not impose local limits on annual rent hikes.

But even if your city lacks rent control, you may still be covered by a 2019 law called the California Tenant Protection Act (also known as [AB 1482](#)). That law is meant to stop landlords from passing on very large rent increases to tenants across the state who live in areas without local rent control.

There are some exceptions — newly built housing is not covered by this law. That means if you live in an apartment built within the past 15 years, these limits do not apply to your situation. But if your building is older than that, your unit is likely subject to the Tenant Protection Act's limits on annual rent hikes.

The state law's rent increase limit is 8.8% for L.A. and Orange counties starting Aug. 1.

This amount changes each year. The rate is determined by the local consumer price index from April. State law sets the maximum allowed rent increase at

5% plus the local consumer price index (which was 3.8% in the L.A. area this April) — or 10%, whichever is lower.

When COVID-era inflation was running high, the law's 10% maximum annual rent hike [was in effect](#). But with inflation beginning to cool, the annual limit for L.A. and Orange counties has fallen slightly.

Starting on Aug. 1, 2023, landlords will not be allowed to raise rents more than 8.8% on any tenants in L.A. or Orange counties covered by this law. That 8.8% limit will remain in effect for all rent hikes over the next year, until the threshold resets again on Aug. 1, 2024.