



# City of Inglewood

## HOUSING PROTECTION FAQs

(As of September, 2020)



**Q: When did the permanent ordinance become effective?**

A: Ordinance No. 20-03 went into effect on December 5, 2019.

**Q: What is the rent cap for the City of Inglewood?**

A: The effective rent cap depends on the type of property:

For properties governed by City Ordinance No. 20-03 (See Table 1) the current rent cap is 3% **or** CPI (Consumer Price Index) whichever is greater. The City is incorporating the CPI timeframe utilized by the State of California, as published by the Labor of Bureau Statistics, which is April to April.

For properties governed by State Law AB1482 (See Table 1), the rent cap is 5% **plus** CPI, not to exceed 10%.

**Q: Which law governs my rent increase?**

A: There are two rental laws that govern the City of Inglewood’s residential rental properties. City Ordinance No. 20-03, and State Law AB1482. To determine which law governs your residential property type, see the table below:

TYPE OF PROPERTY	CITY - ORD NO. 20-03	STATE - AB 1482
Single Family Home/Condo	EXEMPT	EXEMPT
Single Family Home/Condo (Owned by a REIT, Corporation or LLC)	N/A	5% plus CPI, not to exceed 10%
Owner Occupied Duplex (2 rental units on 1 parcel)	EXEMPT	EXEMPT
Non-Owner Occupied Duplex (2 rental units on 1 parcel)	EXEMPT	5% plus CPI, not to exceed 10%
Triplex (3 rental units on 1 parcel)	EXEMPT	5% plus CPI, not to exceed 10%

Fourplex (4 rental units on 1 parcel)	EXEMPT	5% plus CPI, not to exceed 10%
5 or more Units with a Certificate of Occupancy Issued before February 1, 1995	3% or CPI whichever is greater	N/A
5 or more Units with a Certificate of Occupancy Issued between 2/1/95 and 12/31/2004	EXEMPT	5% plus CPI, not to exceed 10%
Residential Construction within the Past 15 Years	EXEMPT	EXEMPT

**\*\* Please note, all residences with the zip code 90304 who are located in the unincorporated territory of Lennox, CA, rental laws and tenant protections are governed by Los Angeles County. For more information about L.A. County's new tenant protections, or if you have questions regarding a landlord's rights and responsibilities, contact DCBA's Rent Stabilization program:**

- Phone: (833) 223-RENT (7368)
- Email: [rent@dca.lacounty.gov](mailto:rent@dca.lacounty.gov)
- Website: [rent.lacounty.gov](http://rent.lacounty.gov)

**Q: How do I know which Just Cause Eviction law governs my property type?**

A: All non-exempt rental properties located in the City of Inglewood are covered by Ordinance No. 20-03-Section 8-123. To determine if your rental property is affected by the parameters set forth in the Just Cause Eviction Clause, see table below:

TYPE OF PROPERTY	CITY - ORD NO. 20-03
Single Family Home/Condo	EXEMPT
Single Family Home/Condo (Owned by a REIT, Corporation or LLC)	Just Cause Evictions
Owner Occupied Duplex (2 rental units on 1 parcel)	EXEMPT
Non-Owner Occupied Duplex (2 rental units on 1 parcel)	Just Cause Evictions
Triplex (3 rental units on 1 parcel)	Just Cause Evictions
Fourplex (4 rental units on 1 parcel)	Just Cause Evictions
5 or more Units with a Certificate of Occupancy Issued before February 1, 1995	Just Cause Evictions
5 or more Units with a Certificate of Occupancy Issued between 2/1/95 and 12/31/2004	Just Cause Evictions
Residential Construction within the Past 15 Years	EXEMPT

**Q: What notification are owners of exempt properties (i.e. Single Family Homes/Condos, Owner-Occupied Duplexes) required to provide their tenants?**

A: Properties that are exempt from the law are required to provide renters with written notification stating: *“This property is not subject to the rent limits imposed by Section 1947.12 of the California Civil Code and is not subject to the just-cause requirements of Section 1946.2 of the California Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the California Civil Code and the owner is not any of the following: (1) a Real Estate Investment Trust, as defined by Section 856 of the Internal Revenue Code; (2) a Corporation; or (3) a Limited Liability Company in which at least one member is a corporation.”*

“For other property types, see the legal notifications under Housing Protection Information.”

**Q: What is a Just Cause Eviction?**

A: A Just Cause Eviction is a Tenant Protection afforded after 12 months of tenancy. Owners and landlords must comply with the Just Cause parameters outlined in Ordinance No. 20-03 (Sections 8-120 and 8-121). There are two types of Just Cause Evictions: “At Fault” and “No Fault.” In the event of a no-fault eviction, relocation assistance is due to the tenant (See Ordinance No. 20-03 – Section 8-123).

**Q: Can my landlord evict me during the COVID-19 Emergency?**

A: For tenants that are experiencing financial hardships due to COVID-19, landlords are required to serve tenants NEW 15-day notices. One notice for any rent or charges due from March 1, 2020 through August 31, 2020 (Protected Period).The other notice is cover any unpaid rent and charges from September 1, 2020 through January 31, 2020 (Transition Period). All previous notices served before September 1, 2020, for nonpayment of rent are null and void.

The landlord is also required to provide unsigned copies of the Declaration of Financial Distress to the tenants when serving the 15-day notices. The tenant must sign under penalty of perjury and return the declaration(s) to the landlord within 15 days of service (does not include Saturdays, Sundays and Judicial Holidays) in order to be covered under the tenant protections. Landlords are allowed to begin the eviction process as of October 5, 2020, if the declaration(s) is/are not signed.

The tenant protections during the Transition Period states that upon signing the declaration under penalty of perjury, tenants are required to pay 25% of the rent due by January 31, 2021. If unpaid, the landlord can begin the eviction process on February 1, 2020 (See AB 3088 for more information).

Please note, the FAQs listed are a brief synopsis derived from the inquiries received by staff. Moreover, to review the complete document, click [here](#). If there are any additional questions, or concerns, please direct all inquiries to Yakema Decatur, Deputy to the City Manager, at 310-412-5301, or via email at [ydecatur@cityofinglewood.org](mailto:ydecatur@cityofinglewood.org). This section will be updated as needed.