

Accessory Dwelling Units (ADUs) and the Rent Ordinance

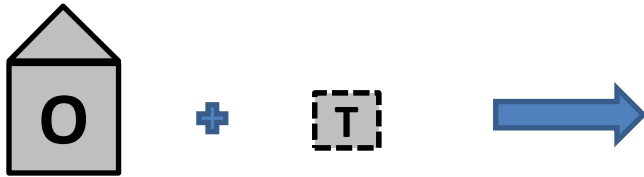


If the main house is the owner's primary residence and the 2nd unit is a permitted ADU, then...



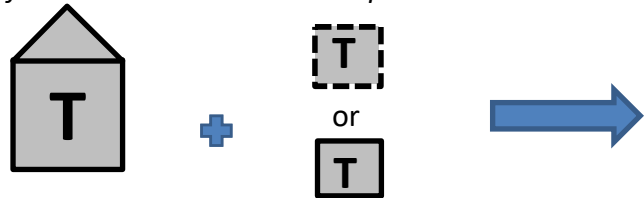
The ADU is exempt from Rent Control & Just Cause Evictions

If the main house is the owner's primary residence and the 2nd unit is not permitted, then...



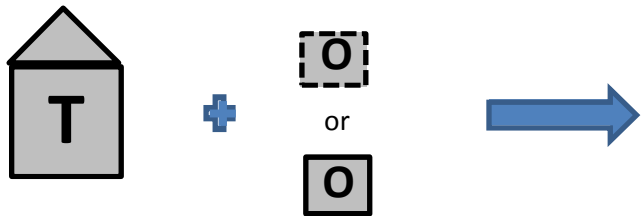
The 2nd unit is under Rent Control & Just Cause Evictions

If both units are tenant-occupied and the 2nd unit is a permitted or un-permitted ADU, then...



Both units are under Rent Control & Just Cause Evictions

If the main house is tenant-occupied and the 2nd unit is owner-occupied, and the tenant occupied the main house before the owner occupied the ADU, then...



The main house is under Rent Control & Just Cause Evictions

Key

O = owner-occupied (*primary residence*)

T = tenant-occupied



main house



permitted ADU



un-permitted ADU

Note:

All units are exempt from rent control if built after 2006.

For more information on ADU requirements, contact Planning & Zoning at (310)412-5230

For more information on Rent Control and Just Cause Evictions, contact Housing Protection at (310)412-4330