

## 2024 HOUSING LAW UPDATES

### **ASSEMBLY BILL 1418**

**EFFECTIVE: JANUARY 1, 2024**

Prohibits “crime free” programs and nuisance ordinances which often require landlords to evict tenants based on calls to law enforcement, and other suspected criminal activity. It also prohibits governments from requiring landlords to conduct criminal background checks, and evicting an entire family due to the criminal conviction of a single family member.

### **SENATE BILL 267**

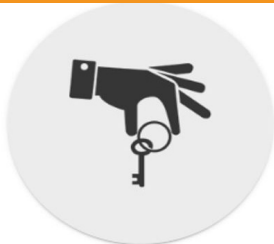
**EFFECTIVE: JANUARY 1, 2024**

Requires landlords to give applicants who are using government rent subsidies the option to provide alternative, verifiable evidence in place of their credit score to show that they can cover their rent payment each month. Examples include: proof of benefit payments, pay stubs, and bank statements. If applicants need more time to gather this evidence, landlords must give them a reasonable amount of time.

### **SENATE BILL 567**

**EFFECTIVE: APRIL 1, 2024**

Amends the California Tenant Protection Act of 2019 by adding new requirements that landlords must comply with when evicting a tenant for the no-fault reasons of owner move-in and substantial remodeling. For substantial remodel evictions, the eviction notice must include a description of the work to be done, copies of required permits, and a notice that if the substantial remodel is not commenced or completed, the tenant must be given the opportunity to rerent the unit at the same rent and lease terms as when the tenant left.



## Rent Stabilization and Tenant Protection Ordinance (RSTPO)

Effective May 1, 2024, the Los Angeles County Development Authority (LACDA) began monitoring the Los Angeles County RSTPO requirements that owners must adhere to when requesting a rent increase and/or terminating a tenancy. It is imperative that owners and the LACDA's rental assistance programs adhere to local ordinances, especially when they are designed to promote long-term stability and security for tenants in the rental market while providing owners a fair and reasonable return on their property.

Property owners and tenants may access the Los Angeles County Rent Registry system to register and/or verify coverage under the Los Angeles County RSTPO by visiting [www.rentregistry.dcba.lacounty.gov](http://www.rentregistry.dcba.lacounty.gov).

**For More Information**  
Visit <https://bit.ly/42Tqo3z> or call (800) 593-8222.



## VIRTUAL OWNER ENGAGEMENT HOUR

**We Know You Have Questions.  
We're Here To Provide Answers.**

The **LACDA Owner Engagement Hour** occurs twice a month and provides owners the opportunity to ask LACDA staff about general Program questions. Expert staff will also be available to provide information on the following topics:

- Request for Tenancy Approval (RTA) Process;
- Housing Quality Standards (HQS);
- Inspections; and
- LACDA Incentives.

For additional information regarding the upcoming event, please contact us at: (626) 586-1985 or [HIP@lacda.org](mailto:HIP@lacda.org).

## AUGUST EVENTS

**Wednesday, August 7, 2024**

10:00 A.M. - 11:00 A.M.

Teams Link: <https://bit.ly/4ay9eLT>

**Wednesday, August 21, 2024**

3:00 P.M. - 4:00 P.M.

Teams Link: <https://bit.ly/49CcEfA>

Have You Joined

# RENT CAFÉ?

Sign up now for 24/7 access to:

- Book a Virtual Appointment
- View Housing Assistance Payments

[Click here](#) to access the Rent Café Portal.



Owners of multifamily properties with five or more units may be eligible for up to \$25,000 per unit for the remediation of lead-based paint hazards in the interior and exterior of units, and health and safety improvements. The costs of the lead-based paint inspections as well as all construction activities (including relocating your tenants if necessary) to remove any identified hazards are **100% covered**.

Enrolled properties will receive free testing for chipping or peeling lead-based paint hazards. If any hazards are found, the remediation program will provide the certified contractors, all materials, and inspection services to remediate lead-based paint hazards inside and outside of your units and other related repairs that caused the lead-based paint to deteriorate.

FOR MORE INFORMATION  
OR TO START THE APPLICATION PROCESS,

**CALL (626) 586-1790**



For help signing up, or questions regarding your Rent Café Portal account, e-mail [RentCafePortal@lacda.org](mailto:RentCafePortal@lacda.org).

If you already signed up, remember to check your e-mail frequently to ensure you don't miss notifications from the LACDA.