STEP 1: WHAT LAWS APPLY TO THE PROPERTY?
Determine whether the property is located in **unincorporated LA County** or **the City of LA.**

CITY OF LA

STEP 2: DOES THE RSO APPLY? DETERMINE YEAR PROPERTY WAS BUILT:

Was the property was built on or **before October 1, 1978?**

NO

YES

If the property was built **on** or **before October 1, 1978,** the **Rent Stabilization Ordinance ("RSO") applies.**

IS THE PROPERTY COVERED BY THE RSO?
Applies to the following types of properties built on or before October 1, 1978 (and replacement units defined by RSO §151.28):
  – Apartments
  – Condos
  – Townhomes
  – Duplexes
  – Single family dwelling units on the same parcel (if 2 or more units)
  – Rooms in hotels (if occupied by the same tenant for 30+ consecutive days)
  – ADUs

STEP 3: DOES THE JCO APPLY?

Year the property was built it immaterial. The Just Cause Ordinance **("JCO")** applies to residential rental properties that are not regulated by the RSO.

IS THE TENANCY/PROPERTY COVERED BY THE JCO?

Applies to a tenancy where the tenant has either **(1) lived in the same unit for at least six (6) months, or (2) original lease has expired** (whichever happens first)

Properties that fall out of the scope of the JCO:
  – Transient hotels
  – Licensed care facilities
  – Fraternity/sorority house
  – Cooperatives in some circumstances

UNINCORPORATED LA COUNTY

STEP 2: DOES THE RENT STABILIZATION AND TENANT PROTECTION ORDINANCE (RSTPO) APPLY?

FULLY PROTECTED UNITS:
These units have both **rent increase restrictions** and eviction protections:
  1. Property is located in **unincorporated LA county**
  2. Certificate of occupancy issued n or before **February 1, 1995**
  3. Unit located on a property with **two or more units**

PARTIALLY PROTECTED UNITS:
These units have eviction protections only:
  1. Property is located in **unincorporated LA county**

RESOURCES:

Z-NET: Use to determine whether property is located in unincorporated LA county or City of LA –

https://lacounty.maps.arcgis.com/apps/webappviewer/index.html?id=7700eea9d54d46b18efb615f86cba25c

ZIMAS: identifies whether property is covered by RSO, Ellis Act, and other helpful property information –
https://zimas.lacity.org/