



Regulatory Code & Compliance Bureau

PO BOX 17100 Los Angeles, CA 90017  
Tel: 866.557.7368  
housing.lacity.gov



**DISCLOSURE NOTICE - TENANT RIGHTS RENT STABILIZATION ORDINANCE (RSO)**  
**BUYOUT OFFERS & AGREEMENTS "Cash for Keys"**

**THIS NOTICE IS REQUIRED PER LOS ANGELES MUNICIPAL CODE (LAMC) 151.31**

Tenants are not required to accept a "Cash for Keys" Buyout Offer or Agreement to move out of their rental unit. The Rent Stabilization Ordinance (RSO) allows 14 legal reasons for eviction. Refusing compensation (money, free rent, etc.) to move-out is NOT a legal reason for eviction under the RSO. RSO rights apply to all tenants regardless of immigration status.

The Los Angeles City Council amended the RSO (Ordinance #184673) effective January 25, 2017, to provide that all landlords must do the following if they wish to offer a tenant compensation (money, free rent, etc.) to vacate their rental unit:

- Before making a Buyout Offer, the landlord shall provide the tenant(s) with the RSO Disclosure Notice of tenant rights on a form authorized by the Department, which shall be dated and signed by the landlord and the tenant(s).
- The landlord must file this Disclosure Notice and the executed Buyout Agreement with the Housing Department (LAHD) within 60 days of the tenant and landlord signing the Buyout Agreement. Landlords should file via our Tenant Buyout Online System <https://lahd.service-now.com/tb>.
- The Buyout Agreement must be in the primary language of the tenant and must state above the signature line: "You, (tenant name), may cancel this Buyout Agreement any time up to 30 days after all parties have signed this Agreement without any obligation or penalty."
- Comply with the [Tenant Anti-Harassment Ordinance \(LAMC 45.30-45.39.1\)](#) when communicating the offer to a tenant including not coercing tenants to accept an offer with threats or failure to repair the unit and not representing to a tenant that they are required to vacate or enticing a tenant to vacate a rental unit through a misrepresentation or concealment or omission of a material fact. Tenants may file a complaint online at <https://housing.lacity.gov/residents/file-a-complaint> or by calling LAHD at (866) 557-7368.

Tenant initials (Confirming receipt of Page 1, 2 and 3 of this form): \_\_\_\_\_

Under LAMC 151.31, a tenant has the following rights when considering a Buyout Offer:

**The right to not accept** – A tenant is not required to accept a Buyout Offer and the landlord may not retaliate against a tenant for not accepting the offer.

**The right to consult an attorney and/or LAHD** – A tenant has the right to consult an attorney, legal agency (<https://www.stayhousedla.org/> (888) 694-0040) or call LAHD before deciding to accept a Buyout Offer.

**30 day right to rescind** – A tenant may rescind the Buyout Agreement at any time during the thirty days after the agreement has been signed by both the landlord and tenant.

**The right to rescind at any time if the Buyout Agreement does not comply with the LAMC Section 151.31** - A Buyout Agreement can be rescinded, if it does not meet the specifications under LAMC 151.31 and if this Disclosure Notice is not signed by the landlord and the tenant.

For more information or questions regarding this notice, please visit webpage <https://housing.lacity.gov/rental-property-owners/tenant-buyout-notification-program> or contact LAHD at (866) 557-7368 or <https://housing.lacity.gov/ask-housing>. For Affordable Housing listings call (877) 428-8844.

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**What is the difference between a Buyout Agreement and a No-Fault Eviction?**

A buyout agreement is not a termination of tenancy for a no-fault reason. No-fault eviction reasons are for owner or family occupancy, compliance with a government order, withdrawal from the rental market or demolition. These are not voluntary and the tenant must move out with relocation payment. Whereas a buyout agreement does not require a reason and are voluntary agreements to move out. A tenant can reject the buyout offer and remain in the unit. To find out if the owner has filed a Declaration of Intent to Evict or a buyout agreement visit: <https://lahd.service-now.com/plu> and search by using the property's APN or address. To find out if the owner applied to demolish for new construction contact the Planning Department <https://planning.lacity.gov/> or Building & Safety <https://dbs.lacity.gov/> and LAHD's Land Use Section will notify tenants if an owner files an application with LAHD related to demolition for new construction.

	<b>No-Fault Eviction</b>	<b>Buyout Agreement</b>
<b>Compensation</b>	Relocation is set at a minimum and maximum by the RSO which are shown in Chart A below. However, displacement for demolition may require higher relocation amounts for lower income tenants under the Housing Crisis Act (HCA) or the Resident Protections Ordinance (RPO). Consistent with the California Government Code Section 66300.6(b)(4)(A), occupants of Lower Income Households displaced from their residence by a Development Project shall be entitled to, and the owner shall pay, relocation benefits that equal the relocation benefits required to be paid by public entities pursuant to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1 of the California Government Code and any implementing regulations. The amounts under the RPO are listed in Chart B below.	The tenant and landlord negotiate the compensation amount. There is typically no minimum and no maximum. However, the HCA and RPO both indicate a "displaced" tenant should receive relocation benefits consistent with California Government Code Section 66300.6(b)(4)(A). If displacement is for demolition for new construction and the owner filed for entitlements with the Planning Department, or building permits with Building and Safety for a Development Project, or applies for a Replacement Unit Determination with LAHD Land Use, then lower income tenants have a right to the RPO Chart B relocation amounts.
<b>Amount of Time to Move Out</b>	Depends on the type of tenancy and eviction reason. Tenant receives the longest period they are eligible to receive. The notice can range from: 1) 30 days for tenancies of less than 1 year, 2) 60 days for tenancies of 1 year or longer, 3) For Ellis Act 120 days or up to 1 year if the tenant is elderly or disabled, 4) 90 days for Section 8 tenants, 5) 6 months for evictions if the purpose is demolition, but may be extended up to 1 year for elderly or disabled tenants or longer to allow tenants to remain in the unit up to 6 months before the start of construction activities as required by RPO and HCA.	The tenant and landlord negotiate the amount of time a tenant has to move out. There is no minimum amount of time required.
<b>Right to Return</b>	When the displacement is for demolition for new construction some tenants may have a right of first refusal to the new building. If there is no construction of new units then there is no right to return.	If displacement is for new development some tenants may have a right of first refusal to the newly constructed unit. Parties should seek legal advice.

**Effective July 1, 2025 to June 30, 2026**

<b>CHART A RSO No-Fault Evictions (Owner/family occupancy, compliance with government order. Also, demolition for above low income tenants)</b>	<b>Length of Tenancy is Less Than 3 Years</b>	<b>Length of Tenancy is 3 or More Years Or Lower Income Households</b>	<b>Tenants Renting Units in Mom &amp; Pop Properties (Only for owner or family occupancy evictions)</b>
<b>Eligible Tenant</b>	\$ 10,650	\$ 13,950	\$ 10,200
<b>Qualified Tenant (disabled, elderly, minor child)</b>	\$ 22,450	\$ 26,550	\$ 20,600

<b>CHART B RPO</b> - Displacement for demolition for new construction	Extremely Low Income	Very Low Income	Low Income
<b>Lower Income Tenants Displaced by Demolition for New Construction</b>	\$ 111,900	\$ 93,750	\$ 84,750

2025 HUD Income Limits	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low (80%AMI)	\$84,850	\$96,950	\$109,050	\$121,150	\$130,850	\$140,550	\$150,250	\$159,950
Very Low (50%AMI)	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000
Extremely Low (30%AMI)	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000

\*Effective April 2025. Income levels are typically updated in April of each year by HUD.

1. Address of the rental unit that is the subject of a Buyout Offer and Buyout Agreement:

2. Landlord's name, business name, business email, business address where tenant can mail cancellation notice and business telephone number:

3. Name, telephone #, and email address of each tenant who is given a Buyout Offer and who may enter into a Buyout Agreement:

Your email will be used by LAHD to send you important notices. Please monitor your emails for our notices.

**DECLARATION OF LANDLORD:**

I hereby declare, under penalty of perjury under the laws of the State of California, that the information provided in this form is true and correct to the best of my knowledge and belief. I verify that I have given a copy of this notice of a tenant's rights under the RSO concerning Buyout Offers & Agreements to the tenant(s).

Signature of Landlord:  Date Signed:

**ACKNOWLEDGMENT OF TENANT(S):**

I verify that I have received a copy of the Disclosure Notice of Tenants Rights under the RSO concerning Buyout Offers & Agreements.

Signature of Tenant:	Date this Notice was Received:
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For more information, please visit [housing.lacity.gov](http://housing.lacity.gov) or call (866) 557-7368. Laws and guidelines are frequently amended. The LAHD recommends that you download the most recent version of this form and verify information in the event that new changes are not yet reflected in this publication and that you consider seeking legal advice.

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