

JUST CAUSE FOR EVICTION ORDINANCE: REGISTRATION OF ALL RENTAL PROPERTIES

Rent Adjustment Commission (RAC) Regulations • Section 1300.00
• Effective February 13, 2026

Rent Adjustment Commission Regulations & Guidelines

1300.00 REGISTRATION REQUIREMENT OF UNITS SUBJECT TO THE JUST CAUSE FOR EVICTION ORDINANCE REQUIREMENTS

The Just Cause For Eviction Ordinance (JCO) requires all owners of rental units not subject to the Rent Stabilization Ordinance (RSO) to register their rental unit(s) annually before the owner can legally demand or accept rent.

1300.01 JUST CAUSE FOR EVICTION ORDINANCE RENT REGISTRY REQUIREMENT AND REGISTRATION STATEMENT PROCEDURES

1. The registration statements issued for rental units in 2025 shall be valid from the date of payment through June 30, 2026. Thereafter, registration renewal statements shall be effective annually every July 1st and expire on June 30th of the following year.
2. The landlord or its designee shall register or renew the registration annually for any rental unit subject to this ordinance upon the completion of the Rent Registry Form and payment of the registration fees. The landlord shall provide the monthly rent amount demanded for each unit, tenancy information, and landlord emergency contact information for every rental unit subject to this ordinance on a Rent Registry Form prescribed by the Department. This information shall be submitted annually by the last day of February of each calendar year. Registration is complete only when all outstanding registration fees have been paid and all required rent amounts and tenancy information, including emergency contact information, are provided.

1300.02 NOTICE OF RENT INFORMATION DEFICIENCIES AND OPPORTUNITY TO CURE; APPEALS; FINAL ADMINISTRATIVE DECISION

1. The Department shall notify the landlord of the failure to comply with this subsection and allow 15 calendar days to respond. The Department will not issue a registration statement for the property until the landlord has complied with applicable law by providing the required rental information.
2. Any landlord disputing the Department's notification of deficient registration may file a written appeal within 10 calendar days of the date of the notice of deficiency. The Department shall provide a written notice within 30 calendar days of its appeal decision, which shall be a final administrative decision.

1300.04 PASSTHROUGH OF THE JCO REGISTRATION FEE

Landlords must comply with state law regarding whether they may pass through JCO registration fees to tenants.

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CITY OF LOS ANGELES



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1300.05 JCO FEES AND RELATED DELINQUENT CHARGE CALCULATIONS

1. JCO requires that property owners shall pay an annual registration fee (the "Just Cause Enforcement Fee") for each rental unit subject to the Just Cause for Eviction Ordinance (Ordinance No. 187737). The Just Cause Enforcement Fee shall be due on the first day of January of each year and is deemed late if received after the last day of February. Should the owner fail to pay the required fee, the City of Los Angeles will recover it utilizing any remedies provided by law, including nuisance abatement or municipal tax lien procedures established by ordinance and/or state law.
2. An owner who fails to pay the Just Cause Enforcement Fee by the last day of February is deemed delinquent and shall pay a penalty in an amount determined by the Department at its sole discretion. The Department has established a delinquent fee equal to 1.5 times the original fee per subject rental unit for such delinquency.
3. Small Over and Under Payments: If a discrepancy exists between the fee paid and the amount due under the provisions of this Chapter, resulting in an underpayment or overpayment of \$5.00 or less, the Department may accept and record such underpayment or overpayment without other notification to the property owner/landlord and shall reconcile such amounts in the next due bill.

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