Tiena Johnson Hall, General Manager
Luz C. Santiago, Executive Officer

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Craig Arceneaux, Assistant General Manager

City of Los Angeles

Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd., Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

housing.lacity.gov

LAHD LAND USE FEES SCHEDULE (as of 11/2/2026)

Fee Category	Description	Regular Fee	Payment Due
Covenant Preparation	The fee for the preparation of the land use covenant	$5770 * (Per Project)	Submission of the application
Covenant Assumptions and Terminations	The fee for the preparation of the Assumption and Termination	$1214 (Per Project)	Submission of the application
Covenant Amendments	The fee for the preparation of the Amendment	$5770 (Per Project)	Submission of the application
Covenant Monitoring	Fee associated with monitoring the restricted unit to ensure compliance with the covenant	$173 * (Per Restricted Unit/year)	1) Pre-paid in full at or before the time of recording; or 2) Annually upon receipt of CofO
Replacement Unit Determination	Fee to conduct research on the number of replacement units required	$1027 (Per unit)	Submission of the application
Filing Fee	Fee associated with project set-up	$43 * (Per Project)	Submission of the application

***Fee Exemption:** New projects subject to an Affordable Housing Covenant wherein at least 50% of the units are restricted for use as Permanent Supportive Housing shall be exempt from the fees above marked with an asterisk*

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MEMORANDUM

TO: Interested Parties

FROM: Ernie Nishii, Senior Management Analyst II

DATE: October 29, 2026

REGARDING: Guidelines and Criteria for Application Fee Refunds: Replacement Unit Determinations (RUDs) and Land Use Covenants

Criteria for Replacement Unit Determination (RUD) Fee Refunds

Fees paid for a Resident Protection Ordinance (RPO) RUD application qualify for a refund under the following circumstances:

1. RPO RUD is NOT Applicable: When LAHD staff confirms that the proposed scope of work for the project does not trigger the RPO, or the property is either 1) legally commercial/non-residential, or 2) a single family dwelling that remained owner occupied and/or vacant for the entire look back period, and determines that the No Net Loss Declaration (NNLD) is applicable in lieu of a RUD.
2. Application Withdrawal: When the applicant seeks to withdraw their RUD application. LAHD must be notified prior to conducting "substantial work" on the project. "Substantial work" means that LAHD's contractor has reached out to the tenant(s) and/or staff has finalized the RUD and is ready to issue or has been issued already. If "substantial work" has been completed, a refund **will not** be issued.
3. Project Closed Out: When the applicant has been unresponsive and/or unable to provide required documentation, a 30-day notice will be issued and the project will be closed out at the expiration of that 30 days. If "substantial work" has been completed, a refund **will not** be issued.

Criteria for Land Use Covenant Fee Refunds

Fees paid for Land Use Covenant applications qualify for a refund under the following circumstances:

1. Withdrawal of Application: When the applicant seeks to withdraw their Covenant application. LAHD must be notified prior to conducting "substantial work" on the project. "Substantial work" means that staff has finalized the covenant draft and obtained any level of review by the City Attorney's Office. If "substantial work" has been completed, a refund **will not** be issued.
2. Project Closed Out: When the applicant has been unresponsive and/or unable to provide required documentation, a 30-day notice will be issued and the project will be closed out at the expiration of that 30 days (plus any allowable extensions). If "substantial work" has been completed and the proposed project changes significantly or the 30-day notice expires, a refund **will not** be issued.

Process for Requesting Fee Refunds

If you qualify for a refund per the criteria listed above, please review the refund policy memo and complete the Claim for Refund Application (https://housingbill.lacity.org/LandUse/Home/RefundPolicy). If you have any questions regarding the refund process, please contact lahd-landuseintake@lacity.org.