



LA COUNTY'S

RENTAL HOUSING HABITABILITY PROGRAM

In November, Los Angeles County will start a new proactive rental housing inspection program called the Rental Housing Habitability Program (RHHP) in the unincorporated areas of the County. The goal of RHHP is to ensure that rental housing properties and units maintain the minimum habitability standards required by law.

- RHHP will provide the property owner and tenants with a 30-day notice of the date and times that the RHHP Public Health inspectors will be on site to inspect the rental housing units.
- The RHHP inspectors will make sure that the conditions of the rental housing units meet required habitability standards and that landlords correct any observed violations quickly.
- If violations have not been corrected by the required compliance date, the landlord will be subject to an administrative hearing. Upon review of evidence, a hearing officer may order the rental housing property and/or unit to be placed into the Rent Escrow Account Program (REAP), a rent reduction, and any other fines and penalties to encourage compliance.
- Tenants may participate in the administrative hearing process.
- The RHHP also provides tenant protections against evictions, rent increases, and retaliation while there are outstanding violations of the RHHP.



The Department of Public Health (DPH), Environmental Health Division, will administrate the RHHP, and in November 2024 will begin conducting announced routine inspections of every rental housing unit once every four (4) years.



The RHHP applies to all rental housing properties with two or more rental housing units, and tenant-occupied single-family homes in the unincorporated areas of Los Angeles County.



DPH inspectors will respond to habitability complaints within 7 days.



DPH inspectors will enforce rental housing standards by requiring timely repairs and proper maintenance.

The RHHP will assist in resolving habitability violations found in rental housing properties and units quickly.

- To operate the RHHP, the landlord will be charged an annual program fee of \$86 per rental housing unit that will be billed as part of the rental housing property's annual property tax. The RHHP permits the landlord to pass through 50% of this fee (\$3.58 per month) to the tenant.

To learn more about rental housing and tenant protections, please contact the County's Department of Consumer and Business Affairs at 800-593-8222 or via email at rent@dca.lacounty.gov



To learn more, scan the QR code or visit:
ph.lacounty.gov/rhhp and dca.lacounty.gov/

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