THE SHINDLER GROUP · MARCUS & MILLICHAP

Los Angeles Rent Control Guide

CYCLE
2026 – 2027
AUGUST 2026

ALLOWABLE RENT INCREASES — 2026–27 CYCLE

City of Los Angeles RSO: 90% OF CPI · 1% FLOOR · 4% CEILING	3.0%
Beverly Hills PRE-FEB 1995	3.0%
Santa Monica PRE-APR 1979 · MAX $70/MO	2.6%
Culver City PRE-FEB 1995	3.0%
West Hollywood PRE-JUL 1979 · 75% CPI	2.25%
Inglewood PRE-'95 · BY UNIT COUNT	3 or 8%
Pasadena 75% OF CPI FOR LA–RIVERSIDE–ORANGE COUNTY OCT 1, 2026 CAP UPDATES TO 2.55%	2.25%
Unincorporated LA County RSTPO: 60% OF CPI · ALTADENA · EAST LA · LADERA HEIGHTS · S. WHITTIER · MARINA DEL REY	1.19%
Burbank AB 1482 · 4% SOFT CAP PROPOSAL	8.7%
Glendale AB 1482 · 7% RELOCATION TRIGGER	8.7%
Other Local RSOs BALDWIN PARK · BELL GARDENS · COMMERCE · CUDAHY · GARDENA · MAYWOOD · POMONA	varies
AB 1482 — state default LONG BEACH · TORRANCE · COMPTON · DOWNEY · +65 OTHER LA COUNTY CITIES	8.7%

ON NEWER BUILDINGS — VINTAGE EXEMPTIONS

- LA **LA City RSO** exempts anything with C of O after **Oct 1, 1978**.
- ST **AB 1482** is a rolling **15-year exemption** — currently everything built after August 2011.
- SM **Santa Monica / WeHo** exempt post-**Apr 10, 1979** and post-**Jul 1, 1979**.
- BH **Beverly Hills / Culver City / Inglewood** exempt post-**Feb 1, 1995**.
- SF **SFRs & condos** are exempt from rent increase caps due to **Costa-Hawkins**, but local **just-cause eviction protections** still apply.

WHEN RULES OVERLAP — STRICTER WINS

Where a local RSO and AB 1482 both apply, the **stricter rule controls**.

LA City's formula shifts to **90% of CPI (max 4%)** on July 1, 2026. Verify at the source before serving notice.

Rate cycles differ by jurisdiction — Santa Monica renews in September, LA City in July, AB 1482 in August. Confirm the current cycle before pricing.

The Rent Control Landscape

LOS ANGELES COUNTY · CYCLE 2026 – 2027

RENT-CONTROLLED CITIES

Los Angeles · Beverly Hills · Santa Monica · West Hollywood · Culver City · Inglewood · Pasadena · Burbank · Glendale · Unincorporated LA County

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COMPLIMENTARY BOV AVAILABLE