



RENT ADJUSTMENT COMMISSION REGULATIONS AND GUIDELINES

Section 100.00 • Effective October 21, 2004

100.00 INTRODUCTION

100.01 The Rent Adjustment Commission (RAC) is authorized to issue orders and to promulgate policies, rules, and regulations which carry out the purposes of the Rent Stabilization Ordinance and to promulgate policies, rules, and regulations regarding other provisions of the Los Angeles Municipal Code (LAMC) to the extent that such provisions impact on rents.

Under Article 1 (Housing Code) and Article 2 (Rent Escrow Account Program) of Chapter XVI of the LAMC, the RAC is designated as the Appeals Board authorized to hear and decide appeals of orders, decisions or determinations made by the General Manager and has the authority to adopt rules of procedure for conducting business. The Appeals Board is authorized to exercise the authority of a housing appeals board set forth in the California Health & Safety Code Section 17959.4.

The powers and authority of the RAC are found in Sections 151.03 and 151.08 of the LAMC. Additional functions that are mandated to the Commission are found in Sections 151.02; 151.05H; 151.05.1; 151.06.02A; 151.06.1B; 151.06.2A; 151.07A1,4,5,7,8; 151.07 B1,3 and 4; 151.09 G,J,K,L; 151.20B; and 153.05A; as well as Sections 161.1002, 162.05, 162.06, 162.07, 163.01 and 163.07 of the Housing Regulations. These regulations and guidelines are promulgated under these authorities.

100.02 The Rent Stabilization provisions of the LAMC became effective on May 1, 1979. The law was passed "to safeguard tenants from excessive rents, while at the same time providing landlords with just and reasonable returns from their rental units." (LAMC 151.01)

The Housing Code, Article 1 of Chapter XVI of the LAMC, Housing Regulations, was adopted in the interest of the health, safety and welfare of the people of Los Angeles in order "to protect and promote the existence of sound and wholesome residential buildings, dwelling units and neighborhoods by the adoption and enforcement of such standards, regulations and procedures as will remedy the existence or prevent the development or creation of dangerous, substandard, or unsanitary and deficient residential buildings and dwelling units". (LAMC 161.102) The City Council further adopted Article 2, the Rent Escrow Account Program, in order to provide a

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LOS ANGELES, CA 90010

8475 S. VERMONT AVE.
2ND FLOOR
LOS ANGELES, CA 90044

1645 CORINTH AVE.
SUITE 104
LOS ANGELES, CA 90025



CITY OF LOS ANGELES



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just, equitable, and practical method to enforce the Housing Code and to encourage compliance by landlords with respect to the maintenance and repair of residential buildings, structures, premises and portions of those buildings, structures and premises.

In adopting rules and regulations, it is the intention of the RAC to promote and enforce the purposes of the Rent Stabilization Ordinance and the Housing Regulations stated above.

- 100.03 The RAC of the City of Los Angeles consists of seven members comprised of individuals who are neither landlords nor tenants of residential rental property.
- 100.04 The Department administering the Rent Stabilization Ordinance and the Housing Regulations is the Los Angeles Housing Department.
- 100.05 These regulations and guidelines will be known as the "RAC Regulations and Guidelines."
- 100.06 References made in the RAC Regulations and Guidelines to the LAMC, which contains the Rent Stabilization Ordinance and Housing Regulations, will be preceded by the letters LAMC.

101.00 POLICY STATEMENTS OF THE RENT ADJUSTMENT COMMISSION

101.01 A. LANDLORD - TENANT COOPERATION

Beyond its role in formulating policies and rules, the Commission has a civic responsibility to foster a climate of better understanding between landlords and tenants, and not to polarize these two important segments of the City. The Commission therefore encourages open communication between landlords and tenants. A sense of openness and cooperation between landlords and tenants can reduce tensions that might otherwise arise.

B. ROLE OF THE APPEALS BOARD

As an Appeals Hearing Board, the RAC has a special role in providing a final administrative avenue of review to parties who are aggrieved by a determination by the General Manager or his or her delegate. It is the policy of the RAC that appeals be conducted fairly and impartially.

101.02 PUBLIC COMMENTS

The Commission will hold regularly scheduled meetings during the lifetime of the Ordinance. Issues for Commission consideration should be brought to the attention of the Department. While the Commission cannot handle individual landlord and tenant complaints, every effort will be made to schedule public comments before the Commission on issues affecting the operation of the Rent Stabilization Ordinance and the Housing Regulations.