



**DISCLOSURE NOTICE
RENT STABILIZATION ORDINANCE (RSO)
TENANT RIGHTS
BUYOUT OFFERS & AGREEMENTS
“Cash for Keys”**

THIS NOTICE IS REQUIRED PER LOS ANGELES MUNICIPAL CODE (LAMC) 151.31

Tenants are **not required to accept a “Cash for Keys” Buyout Offer or Agreement** to move out of their rental unit. The Rent Stabilization Ordinance (RSO) allows 14 legal reasons for eviction. Refusing compensation (money, free rent, etc.) to move-out is **NOT** a legal reason for eviction under the RSO.

The Los Angeles City Council amended the RSO (Ordinance #184673) effective January 25, 2017, to provide that all landlords must do the following if they wish to offer a tenant compensation (money, free rent, etc.) to vacate their rental unit.

- The landlord must give this Disclosure Notice to the tenant prior to executing a Buyout Agreement.
- The landlord must file this Disclosure Notice and the executed Buyout Agreement with the Housing + Community Investment Department (HCIDLA) within 60 days of the tenant and landlord signing the Buyout Agreement.

Under LAMC 151.31, a tenant has the following rights when considering a BUYOUT OFFER:

- The right to not accept - A tenant is not required to accept a Buyout Offer, and the landlord may not retaliate against a tenant for not accepting the offer.
- The right to consult an attorney and/or HCIDLA - A tenant has the right to consult an attorney, legal agency or HCIDLA before deciding to accept a Buyout offer.
- 30-Day right to rescind - A tenant may rescind the Buyout Agreement at anytime during the thirty days after the agreement has been signed by both the landlord and tenant.
- The right to rescind at any time if the Buyout Agreement does not comply with LAMC Section 151.31 - A Buyout Agreement can be rescinded, if it does not meet the specifications required under LAMC 151.31 and if this Disclosure Notice is not signed by the landlord and tenant.

For more information or questions regarding this notice, please contact HCIDLA at 866.557.7368 or hcidla.lacity.org/ask-hcidla

Central (Wilshire) Regional Office
3550 WILSHIRE BLVD., 15TH Floor
LOS ANGELES, CA 90010

East Regional Office
2215 N. BROADWAY AVE.
LOS ANGELES, CA 90031

South Regional Office
690 KNOX ST., Suite 125
LOS ANGELES, CA 90502

CD-8 Satellite Office
8475 S. VERMONT AVE., 2nd Floor
LOS ANGELES, CA 90044

West Regional Office
1645 CORINTH AVE., Suite 104
LOS ANGELES, CA 90025

North (Valley) Regional Office
6400 LAUREL CANYON BLVD., Suite 610
NORTH HOLLYWOOD, CA 91606



CITY OF LOS ANGELES

P.O. BOX 17280, LOS ANGELES, CA 90017-0280 • 866-557-RENT • 866-557-7368 • [HTTP://Hcidla.Lacity.org](http://Hcidla.Lacity.org)

THIS NOTICE IS REQUIRED PER LOS ANGELES MUNICIPAL CODE 151.31

TENANT RELOCATION ASSISTANCE AMOUNTS FOR 2016-2017

Tenant relocation is due if a tenant is evicted for a no-fault reasons allowed by the RSO (See LAMC 151.09.A). If a landlord is evicting a tenant for a no-fault reason, the landlord must fill out an application with HCIDLA to determine the amount of relocation assistance due. The amount of relocation assistance required depends on whether the tenant is an Eligible or Qualified tenant, the length of tenancy, and the tenant's income. Qualified tenants include seniors (aged 62 or older), disabled tenants, or families with one or more minor dependent children. In accordance with Sections 151.09 G. and 151.06 D. of the RSO, the required relocation assistance amounts per household effective July 1, 2016 through June 30, 2017 are:

	Tenants with Less Than 3 Years	Tenants with 3 or More Years	Income Below 80% of Area Median Income*
Eligible Tenant	\$ 7,900	\$ 10,400	\$ 10,400
Qualified Tenant	\$ 16,650	\$ 19,700	\$ 19,700

Under the RSO, relocation assistance is not due if a tenant is evicted for non-payment of rent, violation of their rental agreement or lease, nuisance, using the rental unit for an illegal purpose, refusal to sign a new lease with similar terms and not providing the landlord access to the unit after proper notification.

DISCLOSURE NOTICE OF TENANT RIGHTS UNDER THE RSO CONCERNING BUYOUT OFFERS & AGREEMENTS

1. Address of the rental unit that is the subject of a Buyout Offer and Buyout Agreement:

2. Landlord's name, business name, business email address and business telephone number:

3. Name of each tenant who is given a Buyout Offer and who may enter into a Buyout Agreement at the above address:

DECLARATION OF LANDLORD:

I hereby declare, under penalty of perjury under the laws of the State of California, that the information provided in this form is true and correct to the best of my knowledge and belief. I verify that I have given a copy of this notice of a tenant's rights under the RSO concerning Buyout Offers & Agreements to the tenant(s).

Signature of Landlord: Date signed:

ACKNOWLEDGMENT OF TENANT(S):

I verify that I have received a copy of the Disclosure Notice of Tenants Rights under the RSO concerning Buyout Offers & Agreements.

Signature of Tenant: Date this Notice was Received:

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For more information regarding your rights under the RSO, please visit hcidla.lacity.org or call (866) 557-7368.