



**NOTICE OF TENANT RIGHTS**  
**Rent Stabilization and Tenant Evictions Protections**  
**Owner Required Written Notice to Tenant**

The City of Bell Gardens Rent Stabilization and Tenant Evictions Protections Ordinance (the “Ordinance”) is a local law that took effect on October 12, 2022. The Ordinance limits rent increases for certain residential rental units and mobilehome spaces in the City and provides eviction protections for tenants who have lived in a rental unit for one year or longer. This Notice serves to provide tenants information about the Ordinance per Bell Gardens Municipal Code (BGMC) Chapters 5.62 and 5.63.

Tenant is hereby notified of the following:

**Rent Stabilization**

- Rent on a covered rental unit can only be increased once per year. The annual rent increase limit is 50% of the change in the Consumer Price Index (CPI) or 4% whichever is lower.
- Rental units not subject to rent limits include properties built after February 1, 1995, single family homes and condominiums, and owner occupied properties with up to three units.
- Rent may be increased on covered units by an extra 3% with City approval, only if current rent for a comparable unit is below 80% of market rent in Bell Gardens based on HUD data.
- Up to one-half of the annual registration fees can be passed through to tenants.
- Landlords can petition to charge additional rent to cover a portion of capital improvement costs or based on a “fair return” adjustment. Tenants have a right to be notified and respond to a landlord petition.
- A landlord can impose an allowed rent increase only after proper written notice, registering the rental unit and payment of the annual registration fees.

**Tenant Eviction Protections**

- Tenants can only be evicted for specific “at-fault” or “no-fault” reasons if they have lawfully and continuously lived in a rental unit for at least 12 months.
- Relocation assistance must be paid to tenants if evicted for “no fault” reasons (three to four times monthly rent). The notice of termination must state that tenant qualifies for relocation assistance.
- Tenants can enter into a buyout agreement and receive compensation for vacating a rental unit. Landlords must first provide tenants with a City-approved disclosure form before making a buyout offer.
- Landlords cannot harass or evict tenants as retaliation.
- Tenants may assert violations of the Ordinance as an affirmative defense in eviction proceedings.

If you have questions regarding this notice or for more information about the Ordinance, please visit the City’s website at [www.bellgardens.org](http://www.bellgardens.org) or contact the Housing Division at (562) 806-7257 or [housing@bellgardens.org](mailto:housing@bellgardens.org).

*ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF TENANT RIGHTS (OPTIONAL):*

Tenant Signature(s)

Printed Name

Signature

Date

*A landlord must provide this notice when entering into or renewing a rental agreement and when providing notice of a rent increase or decrease in a covered rental unit. If the rental agreement is written or the tenancy was negotiated in a language other than English, this notice must be in English and the other language that was used. (BGMC 5.62.100 and 5.63.070)*

*Revised 12/11/2023.*