

# Rental Ready!

## Southern California Residential Rental Registration Guide

Updated October 9, 2026 • Long-term residential rentals

### Not subject to rent control? You may still need to register.

Rental-registration requirements can apply to single-family homes, condominiums, ADUs, duplexes, and apartments—not just rent-controlled units.

## Cities with confirmed registration requirements

### 01 Los Angeles City — RSO & JCO Units

- **RSO units:** Rentals subject to the Rent Stabilization Ordinance require annual registration.
- **JCO units:** Most residential rentals not covered by the RSO fall under the Just Cause for Eviction Ordinance. This can include single-family homes, condominiums, and newer rental buildings, unless a specific exemption applies.
- **Required filing:** Complete the annual Rent Registry and pay the applicable RSO or JCO fee, plus SCEP fees where applicable. Paying the bill alone does not complete registration.
- **Annual deadline:** The last day of February for registration information and timely payment.
- **Registration certificate:** Display conspicuously at the property or serve on the tenant. LAHD states that a registration certificate is required to legally collect rent.

**Important:** An exemption from California's AB 1482 does not automatically exempt a rental from Los Angeles City's JCO or registration requirements.

Official sources: [LAHD JCO requirements](#) · [Annual registration & billing](#) · [Rent Registry](#)

### 02 Baldwin Park

- Rental units subject to the city's Rent Stabilization Ordinance require annual registration.
- Report rent amounts, tenancy information, and emergency contact information, and pay outstanding registration fees.
- **Annual deadline:** The last day of March.
- **Coverage limitation:** The city lists rent-control exemptions, including single-family homes, condominiums/townhomes, and certain owner-occupied duplexes. Its RSO registration requirement should not be described as applying to every residential rental.

Official source: [Baldwin Park registration requirements](#)

### 03 Culver City

- Units covered by permanent rent-control regulations require registration and annual renewal.
- Post the registration certificate conspicuously or provide it to each tenant.
- **Annual renewal deadline:** July 31.
- **Coverage limitation:** Confirm unit coverage; do not assume every single-family home or exempt rental must register under this program.

Official source: [Culver City rental registration](#)

## Additional cities & county requirements

### 04 Pasadena

- Most residential rentals require annual registration, including single-family homes, condominiums, ADUs/JADUs, duplexes, and apartments.
- Includes units covered only by just-cause eviction protections—not just rent-stabilized units.
- Certain fee-exempt units must still be registered and have an exemption claimed.
- **Annual deadline:** October 31.
- Specified changes—including tenancy, ownership, rent, and exemption status—must be updated within 30 days.

Official source: [Pasadena Rental Registry](#)

### 05 Santa Ana

- All landlords with residential rental units must complete annual registration or formally claim an applicable exemption.
- A property's exemption from the ordinance does not eliminate the filing requirement.
- **2026–2027 filing deadline:** July 1, 2026.
- Submit registrations and exemption claims through the city's online registry.

Official source: [Santa Ana Rental Registry](#)

### 06 Unincorporated Los Angeles County

**County requirement—not an incorporated city.**

- Covered rental units, rented rooms, and mobilehome spaces require annual registration.
- Includes fully covered units with rent restrictions and eviction protections, and partially covered units with eviction protections only.
- Most rented single-family homes and condominiums are partially covered unless exempt.
- **Annual deadline:** September 30.
- Register newly rented units or spaces within 30 days of the tenancy's start.

Official source: [LA County Rent Registry](#)

### 07 Inglewood

- **Annual registration:** Required for properties with two or more residential units on a parcel, including mixed-use properties, and single-family homes or condos owned by entities such as an LLC or corporation.
- **Individual ownership:** Single-family homes and condos owned by a natural person are not required to register under the city's FAQ. Some fee-exempt properties and units still require registration and an exemption claim.
- **Registration period:** January through March; late penalties begin in April. New owners must register within 30 days after purchase.
- **Certificate:** Provide a copy to each tenant and post it conspicuously at multi-unit properties. For covered rental units, a valid certificate must be obtained and served before advertising, demanding or accepting rent, or evicting a tenant.

Official sources: [Long Term Rentals](#) · [Residential Registry](#) · [Registration FAQ](#)

## 08 Bell Gardens

- All residential rental units—including mobile home spaces—must be registered annually under the city's Rent Stabilization and Tenant Eviction Protections (RSTEP) Ordinance.
- **Annual deadline:** September 30 (30-day grace period through October 31).
- **Registration fee:** \$156 per unit. Section 8 and subsidized units pay a reduced fee of \$78. A landlord may pass through 50% (\$78) to tenants in equal monthly installments of \$6.50.
- **Exemption:** Owner-occupied properties with four or fewer units are exempt from the fee if the owner resides in one unit as their primary residence; proof of residency required.
- **Important:** Units cannot have any rent increase unless the unit is registered and all fees are paid.

Official source: [Bell Gardens Housing Division / Community Development FAQs](#)

## 09 Beverly Hills

- Owners of residential rental properties subject to the Rent Stabilization Ordinance (RSO)—generally properties with two or more units—must register their units annually.
- Registration is completed through the city's online system. The City mails renewal notices; registration must be completed within 30 days of the notice.
- **Business tax requirement:** Starting 2025, owners must include their City of Beverly Hills business tax registration number and upload a current business tax certificate at time of registration.
- **Within 30 days of these events:** New tenant move-in, change of ownership or management, or a previously exempt unit becoming a rental.
- **Enforcement:** Failure to register may prohibit the landlord from raising rent.

Official source: [Beverly Hills Rent Stabilization](#) · [Rental Unit Registration & Appeals](#)

## 10 Cudahy

- All residential rental units rented for terms exceeding 30 consecutive days must be registered annually under the city's Rent Stabilization Ordinance (CMC Chapter 5.13). Includes ADUs and units that may not be legally permitted.
- **Annual deadline:** July 1. Late fees begin immediately after the deadline (10% up to 30 days; 25% at 31–60 days; 50% at 61+ days).
- **Registration fee:** \$126 per unit. Compliant landlords may pass through 50% to tenants via a 30-day notice, collected in 12 monthly installments.
- **Exemptions:** Single-family homes, condominiums, townhomes, units with a certificate of occupancy issued after February 1, 1995, and deed-restricted affordable housing. Owner-occupied properties with two or fewer units may also qualify.
- Register online at [cudahy.hdlgov.com](http://cudahy.hdlgov.com); mobile home park registrations must be submitted in person, by mail, or by email to the Housing Division.

Official source: [Cudahy Rental Registry](#) · [Cudahy RSO FAQ](#)

## 11 Pomona Registry Eliminated

- **Annual rental registry requirement eliminated:** Effective January 1, 2026 (Ordinance No. 4359), Pomona abolished its rental registration requirement for long-term residential rentals. Landlords are no longer required to submit rent roll data or register individual units.
- **Ongoing obligations:** Rent stabilization (5% annual cap) and just-cause eviction protections remain in effect for covered units.
- **Exempt-property owners:** If you believe your property is exempt (e.g., units built after Feb. 1, 1995; single-family homes; condos; owner-occupied duplexes), file a formal Notice of Exemption with the City to document your status.
- Short-term rental (STR) operators remain subject to a separate permit and registration process.

**Note for clients:** Even without a registry, landlords must comply with rent increase caps and just-cause eviction rules. Check the City for any updates to this status.

Official source: [Pomona Rent Stabilization Program](#)

## 12 Santa Monica

- **Rent-controlled units:** Have long been required to register with the Rent Control Board. File changes in ownership or title within 30 days of transfer; register all new tenancies and new amenities within 30 days of their start.
- **All other rental units:** A new ordinance (No. 2835CSS, effective January 1, 2026) requires registration of all residential rental units—including single-family homes, duplexes, condominiums, townhouses, ADUs/JADUs, and all non-stabilized multifamily properties.
- Specific registration deadlines and fees for non-rent-controlled units are pending further administrative action by the City as of late 2025.
- **Penalties:** Civil penalties of \$200 per unit, per month for non-compliance. Beginning January 1, 2027, landlords who have not registered their units will be prohibited from collecting rent.
- **Tenant protection:** A landlord's failure to register may be used as an affirmative defense by the tenant in legal proceedings, including eviction.

Official source: [Santa Monica Rent Registry](#) · [Registering Ownership, Tenancies & Amenities](#)

## 13 West Hollywood

- All residential rental units must be registered—including multi-family buildings constructed after July 1, 1979, and non-owner-occupied single-family residences and condominiums.
- Register and manage registrations through the city's Landlord Service Portal at [rshweho.hdlgov.com](https://rshweho.hdlgov.com).
- **Registration fee:** \$144 per unit annually. Landlords in good standing may pass through 50% (\$6/month) to tenants; pass-through is not permitted for Section 8 tenants.
- **Re-registration:** Required within 30 days of re-renting a unit after a vacancy. Ownership, management, and contact changes must be filed as amendments within 30 days.
- **Posting requirement:** Provide a written notice to each new tenant that the property is subject to the city's Rent Stabilization Ordinance; post in a common area for buildings with 5 or more units.
- **Penalties:** Failure to register eliminates the landlord's right to impose annual general rent adjustments. Administrative penalties begin at \$1,000 per violation after a required notice and cure period.

Official source: [West Hollywood Rent Stabilization](#) · [Non-Rent-Controlled Unit Registry](#)

### Before You Rent: Check All Three

Confirm the property's actual jurisdiction, then check:

- **Rental-unit or rent-registry registration.**
- **Rental-property permits and inspection programs.**
- **Landlord business licenses or business-tax registration.**

**Scope & disclaimer:** This handout lists the confirmed programs above; it is not an exhaustive directory of all Southern California cities. Coverage, exemptions, fees, and deadlines vary. A city not listed should not be treated as having no filing requirement. Always check individual city or county codes and current program instructions for business licenses, inspection programs, registry requirements, and property-specific exemptions. This guide addresses long-term residential rentals, not vacation-rental permitting, and is for general information rather than property-specific legal advice.