

Kimball, Tirey & St. John LLP

Legal Alert

HUD Publishes Fiscal Year 2025 Fair Market Rents

August 2024

The U.S. Department of Housing and Urban Development (HUD) has published the Fair Market Rents (FMR) for fiscal year (FY) 2025. This is important because pay or quit notices in the City of Los Angeles and in the unincorporated sections of Los Angeles County cannot be served for less than the FMR in the area. FY 2025 FMRs are effective October 1, 2024, and valid through September of 2025.

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2025	\$1,856	\$2,081	\$2,625	\$3,335	\$3,698
FY 2024	\$1,777	\$2,006	\$2,544	\$3,263	\$3,600

City of Los Angeles

Pay or quit notices in the City of Los Angeles must list the number of bedrooms. Also, landlords may not evict a tenant for non-payment of rent unless the tenant owes an amount higher than the FMR. The FMR depends on the bedroom size of the rental unit.

Unincorporated LA County

If you own or manage properties located in the unincorporated sections of Los Angeles County, please remember that a pay or quit notice **must** include both the number of bedrooms and the HUD Fair Market Rent (FMR) for the county per the above.

The total amount demanded in the pay or quit notice must exceed the above figures. We also recommend that client's copy and paste the above table and include it on any template used for pay or quit matters in unincorporated Los Angeles County.

Please click this [link](#) if you are unsure if your property is in an unincorporated area of Los Angeles County.

Please reach out to our Los Angeles office with any questions at 800.577.4587 or email losangeles@kts-law.com.

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