

# PROPOSED CHANGES TO PUBLIC HEALTH FEES

## HOUSING PROGRAMS

### ENVIRONMENTAL HEALTH



The Los Angeles County Department of Public Health, Environmental Health Division (EH), is proposing changes to the Los Angeles County Code, Title 8 – Consumer Protection, Business, and Wage Regulations; Division 1 – Public Health Licenses. These changes impact permit, plan check, and service fees that are collected under the authority of State and County Codes to carry out duties that protect public health and safety.

## Overview of Housing Programs

EH is responsible for protecting public health by verifying that owners provide a habitable environment for their occupants. This is accomplished through inspections and complaint investigations.

- Residential rental properties must comply with the applicable sections of the California Health and Safety Code, California Code of Regulations, and Los Angeles County Code, Title 11.
  - The **Rental Housing Habitability Program (RHHP)** is a proactive inspection program where all rental housing units within the unincorporated areas of Los Angeles County are inspected once every 4 years. These inspections are scheduled with tenants and property owners.
  - The **General Housing Program** conducts inspections and complaint investigations of rental properties with five or more units (such as apartment buildings) within cities that have contracted with the County of Los Angeles. These inspections are unannounced and do not include inspection of all rental units.
- The **Lodging Program** verifies that the following transient lodging facilities operate in compliance with the California Health and Safety Code, California Building Standards Code (Title 24), and applicable County codes. These programs protect the health and safety of guests, employees, and the public by verifying minimum habitability and sanitation standards.
  - **Boarding Home** - Any premise, structure, or portion thereof as defined in Section 8.04.060 of the Los Angeles County Code. This includes sleeping or rooming accommodations to the public (5+), like a rooming house, home for the aged, sober living facility, bed and breakfast facility.
  - **Hotels/Motels** - A building containing six or more guest rooms intended or designed to be used, or which are used, rented, or hired out to be occupied, or which are occupied for sleeping purposes by guests.
  - **Private Boarding School** - Any institution providing room and board and giving a course of training similar to that given in any grade of public school or college but shall not include any establishment maintained by a public school or college, nor shall it include Children's Camps as defined in Section 8.04.080 of the Los Angeles County Code.
  - **Interim Housing** includes congregate shelters, bridge housing, recuperative care, and temporary motel conversions for people experiencing homelessness.

## Why are the fees changing now?

Fees were last increased in 2018. While fees have remained the same, operational costs have increased annually due to negotiated employee salaries and benefits, along with inflation. From FY 19/20 through FY 25/26, the Consumer Price Index (CPI) increased by about 25%, and cost-of-living increases approved for County workers totaled 20.5%. Yet fees have remained at 2018 levels despite these cost increases.

A comprehensive fee study was conducted along with an evaluation of current operational costs and the fee levels required to cover those costs. The study reviewed direct and indirect costs associated with program administration, inspection, oversight and enforcement. The fee analysis structure was validated by the LA County Auditor-Controller. The last comprehensive fee study for EH programs was conducted in 2011.

## What are the fee changes?

A summary of the proposed fees is listed below. If approved by the Board of Supervisors, the new fees will go into effect December 15, 2026. Existing permitted businesses will receive a supplemental invoice for any increases in annual health permit fees for Fiscal Year 26/27, and existing businesses where annual permit fee decreased will receive a credit during the FY27/28 annual health permit billing.

To minimize the impact of future increases, starting in FY 27/28, fees will be adjusted annually based on the Consumer Price Index (CPI), with no fee exceeding the reasonable cost of providing services.

## SUMMARY OF PROPOSED HOUSING PROGRAM FEES

| PERMIT TYPES                                                                                                                   | Current Fee | Proposed New Fee |
|--------------------------------------------------------------------------------------------------------------------------------|-------------|------------------|
| <b>PRIVATE BOARDING SCHOOL:</b><br>Private school providing dormitories for students                                           | \$746       | <b>\$762</b>     |
| <b>CONDOMINIUM (5-10) UNITS:</b><br>A home within a larger building or community where common areas are shared with neighbors. | \$127       | <b>\$179</b>     |
| <b>CONDOMINIUM (11-20) UNITS</b>                                                                                               | \$138       | <b>\$185</b>     |
| <b>CONDOMINIUM (21-50) UNITS</b>                                                                                               | \$153       | <b>\$190</b>     |
| <b>CONDOMINIUM (51-100) UNITS</b>                                                                                              | \$223       | <b>\$202</b>     |
| <b>CONDOMINIUM (101 +) UNITS</b>                                                                                               | \$327       | <b>\$221</b>     |

| PERMIT TYPES                                                                                                                                                                                                                                                                                              | Current Fee | Proposed New Fee |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------|
| <b>HOTEL (6-10) ROOMS:</b><br>A building containing six or more guest rooms intended or designed to be used, or which are used, rented, or hired out to be occupied, or which are occupied for sleeping purposes by guests.                                                                               | \$498       | \$561            |
| <b>HOTEL (11-20) ROOMS</b>                                                                                                                                                                                                                                                                                | \$498       | \$585            |
| <b>HOTEL (21-50) ROOMS</b>                                                                                                                                                                                                                                                                                | \$610       | \$610            |
| <b>HOTEL (51-100) ROOMS</b>                                                                                                                                                                                                                                                                               | \$635       | \$643            |
| <b>HOTEL (101 +) ROOMS</b>                                                                                                                                                                                                                                                                                | \$746       | \$667            |
| <b>BOARDING HOME (7-15) PERSONS:</b><br>Sleeping/rooming accommodations to the public (5+), i.e., rooming house, senior living facility, sober living facility, bed and breakfast facility. Not included, hospitals, health facilities, mental/alcoholic institutions licensed by the State of California | \$584       | \$530            |
| <b>BOARDING HOME (16-50) PERSONS:</b>                                                                                                                                                                                                                                                                     | \$708       | \$578            |
| <b>BOARDING HOME (51 +) PERSONS:</b>                                                                                                                                                                                                                                                                      | \$783       | \$612            |
| <b>INTERIM HOUSING FACILITY (1-25) BEDS:</b><br>Shelters for People Experiencing Homelessness                                                                                                                                                                                                             | NEW         | \$632            |
| <b>INTERIM HOUSING FACILITY (26-50) BEDS:</b>                                                                                                                                                                                                                                                             | NEW         | \$721            |
| <b>INTERIM HOUSING FACILITY (51-100) BEDS:</b>                                                                                                                                                                                                                                                            | NEW         | \$822            |
| <b>INTERIM HOUSING FACILITY (100+) BEDS:</b>                                                                                                                                                                                                                                                              | NEW         | \$1,064          |

| PERMIT - DIRECT ASSESSMENT                                                                                                                                                                                                        | Current Fee | Proposed New Fee |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------|
| <b>INDOOR MAXIMUM TEMPERATURE (SURCHARGE PER UNIT):</b><br>Every rental housing unit must be able to maintain a maximum indoor temperature of not more than 82°F <i>Applicable only in cities that adopt the County Ordinance</i> | NEW         | \$7.00           |
| <b>RENTAL HOUSING HABITABILITY (PER UNIT):</b><br>This fee is applicable to rental housing units in the unincorporated areas only                                                                                                 | \$86        | \$131            |
| <b>MULTIPLE FAMILY DWELLING (5-20) UNITS:</b><br>Apartment Building                                                                                                                                                               | \$344       | \$393            |
| <b>MULTIPLE FAMILY DWELLING (21-50) UNITS</b>                                                                                                                                                                                     | \$423       | \$438            |
| <b>MULTIPLE FAMILY DWELLING (51-100) UNITS</b>                                                                                                                                                                                    | \$453       | \$489            |
| <b>MULTIPLE FAMILY DWELLING (101 +) UNITS</b>                                                                                                                                                                                     | \$480       | \$558            |

## FEE COMPARSION BY COUNTY

The proposed fees are consistent with those of comparable jurisdictions when accounting for differences in scale and scope. Given Los Angeles County's large population and extensive inspection and service responsibilities, the proposed fees are appropriately aligned with comparable jurisdictions.

| PERMIT FEES          | LOS ANGELES<br>PROPOSED<br>NEW FEE | PASADENA | ORANGE        | SAN<br>BERNARDINO |
|----------------------|------------------------------------|----------|---------------|-------------------|
| HOTEL (6-10) ROOMS   | \$561                              | \$378    | \$320         | \$405             |
| HOTEL (11-20) ROOMS  | \$585                              | \$527    | \$382         | \$405             |
| HOTEL (21-50) ROOMS  | \$610                              | \$527    | \$382         | \$405-\$476       |
| HOTEL (51-100) ROOMS | \$643                              | \$739    | \$508         | \$405-\$593       |
| HOTEL (101 +) ROOMS  | \$667                              | \$739    | \$542-\$1,027 | \$593             |

Visit our website to learn more about the [Rental Housing Habitability & Multiple Family Dwellings \(Hotels, Housing Facilities and Institutions\)](#).

### How to provide feedback

Questions and comments can be submitted to: <https://www.surveymonkey.com/r/EHfees> or scan the QR code.

