

A RENTER'S GUIDE TO RECOVERING FROM THE CALIFORNIA WILDFIRES

Many recovery resources focus on homeowners' needs after a natural disaster; however, there are also several resources to meet the needs of renters. If you're a renter, here are some tools and suggestions that may help you recover from housing loss and/or damage due to the recent wildfires.

FIND HOUSING

- 211LA is partnering with Airbnb.org, American Express and Hilton to coordinate [free emergency housing](#) for those displaced by the wildfires.
- [Rental Beast](#) is waiving application fees for individuals impacted by the wildfires. After you apply for a property, email support@rentalbeast.com to request a refund. This offer is good through 1/31/2025, but it may be extended.
- [Rentspree](#) will refund application fees of those displaced by the wildfires. Email support@rentspree.com after submitting your application. This offer is good through 4/08/2025.
- The Apartment Association of Greater Los Angeles has created this [database](#) of available apartments for victims of the Los Angeles wildfires.
- Members of the Hotel Association of Los Angeles are offering [discounted rates](#) for victims of the wildfires.
- [Red Cross service sites](#) provide emergency shelter. You can also locate FEMA shelters and other emergency assistance for immediate needs on the US Government's [DisasterAssistance.gov](https://www.disasterassistance.gov). The California Governor's Office of Emergency Services also maintains [this list](#) of open shelters.
- You can also contact a local REALTOR® who may be able to assist you with temporary or long-term housing. Their networks are vast, and they often work together to assist each other in times of crisis.
- Leverage your network. Let members of your social media networks, alumni organizations, professional groups, and religious or spiritual organizations know that you're searching for short or long-term rentals due to displacement from the wildfires. You may have property managers in your networks who can quickly connect you with open listings.

GET SUPPORT

- The Federal National Mortgage Association (FNMA), known as Fannie Mae, has created this [guide](#) to help renters recover from a disaster. They recommend that you start the process by:
 1. Talking with a free HUD-certified [housing counselor](#)
 2. Communicating with your landlord about your personal situation
 3. Reviewing your renter's insurance policy
- California Department of Insurance Commissioner Ricardo Lara has organized local in-person and virtual workshops to aid victims of the Palisades, Eaton and surrounding fires. Learn more [here](#). Check back for additional virtual and in-person events.
- In addition to shelter, [Red Cross service sites](#) provide mental health support, health services, caseworkers, and charging stations.
- LAist has written this comprehensive [overview of renters' questions](#) about wildfire recovery.

KNOW YOUR RIGHTS

- **Landlords in California cannot raise rental housing prices by more than 10% of the previously charged price or advertised price** following a declaration of emergency in the affected counties. This includes short-term rentals such as Airbnb and VRBO.
- It is also illegal for a landlord to evict a tenant and re-rent the property at a rate prohibited by anti-price gouging statutes. Visit the Los Angeles County Department of Consumer and Business Affairs for more [information on price gouging](#).

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- In general, landlords are not permitted to start an eviction process during a state of emergency. There are exceptions when the eviction is necessary for public safety. If your landlord has already started an eviction process prior to the disaster, the state of emergency may not stop it. Eviction laws vary by jurisdiction. Learn more about California landlord-tenant laws [here](#) and visit your city and/or county website for the eviction laws pertaining to your unit. Consult a qualified landlord-tenant attorney as appropriate.
 - Questions about rent owed on a partially damaged unit or receiving the security deposit back on an uninhabitable unit? The LA County Department of Consumer and Business Affairs has prepared this [Q & A](#) for post-disaster renters' issues.
 - [Stay Housed LA](#) can provide further information on tenants' rights and referrals for legal help.

BE SAFE

- Returning to your home after a wildfire has its own set of unique dangers. These [guides](#) from the LA County Environmental Emergency Management Program can help you navigate them.
- Find more help, from animal shelters and alert services to food and clothing donations in C.A.R.'s comprehensive list of [California Wildfire/Natural Disaster Resources](#).