

Rent Stabilization & Housing

Things to Know: Educational Series

Part III:
Re-Registrations
Lease/Rental Agreements
Maintenance



City of West Hollywood
California 1984

Re-Registrations

Re-Registrations

As of January 1, 1996, when a rent controlled unit is vacated and re-rented, the landlord must:

- Re-register the unit with the Rent Stabilization Department
 - Within (30) days of the re-rental
 - Using the re-registration form provided by the City

Department verifies and records new Maximum Allowable Rent.

(Rent Stabilization Regulations Section 20001(c)(1-2).

Failure to Re-Register a Unit

A re-registration form must be filed

Without re-registration:

- Landlord cannot set the new rent rate;
- Rent is limited to rate prior tenant paid;
- If higher rent charged, difference is an overcharge;
 - Tenant has right to recover up to 3 years of overcharged rent.
- Landlord cannot set program fee through to tenant.

Re-Registration Form

Re-Registration of New Tenancies in a Unit

Registration of Section 8 Tenancies

Re-Registration of New Tenancies in a Unit

City of West Hollywood
Rent Stabilization & Housing Division
8300 Santa Monica Boulevard
West Hollywood, CA 90069
(323) 848-6507

Unit Address: Street Number Street Name Unit Number

Disclosure to New Tenant(s): This unit is subject to the West Hollywood Rent Stabilization Ordinance and Regulations. Copies may be obtained from the Director of the address listed at the top of this form during regular business hours. Adjustments to the rent are limited to those authorized by the Rent Stabilization & Housing Division. The annual general adjustment may be made no later than 12 months after the inception of the tenancy and no more than 12 months since the last general adjustment to rent was made.

New Tenant(s): Please Print Name(s) Phone: () Ext: _____

Move-in Date: _____ **Initial Rent Rate:** 5 (Check one for the 5-month registration fee in Rent Book)

Housing Services:

No. of Bedrooms	Quantity	No. of Parking Spaces	Quantity
<input type="checkbox"/> Basic cable electricity	<input type="checkbox"/> Window Coverings	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> In-Unit Dryer
<input type="checkbox"/> Sewer pipes/gas	<input type="checkbox"/> Stairs	<input type="checkbox"/> Geyser	<input type="checkbox"/> In-Unit Washer
<input type="checkbox"/> Carpet	<input type="checkbox"/> Balcony	<input type="checkbox"/> Security Storage	<input type="checkbox"/> Refrigerator
<input type="checkbox"/> Hardwood	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Carbon/Smoke Detector
<input type="checkbox"/> Central A/C	Air Conditioning:	<input type="checkbox"/> Bakery	<input type="checkbox"/> Smoke Detector
<input type="checkbox"/> Laminate	<input type="checkbox"/> Central _____	<input type="checkbox"/> Microwave	<input type="checkbox"/> Storage Area(s)
<input type="checkbox"/> Brick/Block	<input type="checkbox"/> Split _____	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Stairs
<input type="checkbox"/> Vinyl	<input type="checkbox"/> Gas A/C Unit	<input type="checkbox"/> Fridge(s)	<input type="checkbox"/> Stove
<input type="checkbox"/> Glass	<input type="checkbox"/> Non-A/C Unit	<input type="checkbox"/> Furnishings	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Other A/C Unit	<input type="checkbox"/> Garbage Disposal	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Other _____	<input type="checkbox"/> Ceiling Fans	<input type="checkbox"/> Other _____

Signature of New Tenant(s): _____ **Date:** _____

Owner / Agent Information: (Please check one) Check here if there is a change in address, owner or agent information. If you checked the box above, a separate declaration page for renter completion.

Name: _____ **Phone:** () _____ **Ext:** _____

Mailing Address: _____

City, State & Zip Code: _____

Declaration: The undersigned certifies that this unit does not have any health, safety, fire or building code violations which have been uncorrected for sixty (60) days or longer. The undersigned also certifies that the previous tenancy has not been terminated by the owner by notice pursuant to California Civil Code Sec. 541b or has not been terminated upon a change in terms of tenancy notified pursuant to California Civil Code Sec. 627, except a change permitted by law in the amount of rent or fee. I declare under penalty of perjury under the laws of the State of California that the foregoing and attached pages, including documentation, are true, correct and complete.

Signature of: Owner / Agent: _____ **Date:** _____

Print Name: _____

(Office Use Only)

Parcel No. _____ Eligible Ineligible **Date:** _____ **By:** _____

Original to City Yellow Copy to Landlord Pink Copy to Tenant

Registration of Section 8 Tenancies
Регистрационная форма для жильцов в Программе

City of West Hollywood
Department of Rent Stabilization & Housing
8300 Santa Monica Boulevard
West Hollywood, CA 90069-6214
(323) 848-6400 Fax: (323) 848-6507

Property Address: Street Number Street Name Unit Number

Disclosure to Section 8 Tenant: This unit is subject to the West Hollywood Rent Stabilization Ordinance and Regulations. Copies may be obtained from the Department at the address listed at the top of this form during regular business hours. Adjustments to the rent are limited to those authorized by the Rent Stabilization & Housing Department. Rent increases must comply with the standards set both by the Housing Authority of L.A. County and by the Rent Stabilization Ordinance.

Информация для жильцов в Программе: Данное квартира находится в ведении Отдела рента-контроля Вест-Голливуда (новый законодательство – в Сити Холле) и повышение рента должно производиться и в соответствии с муниципальными законами и с Программой.

Sec. 8 Tenant(s): Please Print Name(s) Phone: () _____ Ext: _____

Sec. 8 Began: _____ **Move-in Date:** _____ **Contract Rent:** _____ **Tenant Pays:** _____

Когда началось в Программе Дата въезда в квартиру Полная сумма рента Сколько платит арендатор?

Housing Services (check boxes if provided): No. of Bedrooms (Сколько спальных мест) No. of Parking spaces (Сколько парковочных мест)

Отметьте все квартирные услуги (Сколько спален) (Сколько парковочных мест)

<input type="checkbox"/> Electricity paid by landlord (Электричество включено в ренту)	<input type="checkbox"/> Window Coverings (Покрывала на окнах)	<input type="checkbox"/> Assigned Spaces (Указаны ли места парковки?)
<input type="checkbox"/> Gas paid by landlord (Газ включен в ренту)	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Covered (Крытый парковочный)
<input type="checkbox"/> Floor Coverings (Полы/покрытие)	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Security Storage (Защитное хранилище)
<input type="checkbox"/> Carpet (Ковровое покрытие)	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Other (Иное место парковки?)
<input type="checkbox"/> Hardwood (Паркет)	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Storage Area(s) (Складные или чуланы)
<input type="checkbox"/> Laminate (Ламинат)	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> How many? (Сколько единиц)
<input type="checkbox"/> Vinyl (Плинтус)	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Other (Другое место хранения)
<input type="checkbox"/> Ceramic Tile (Керамическая плитка)	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Refrigerator (Холодильник)
<input type="checkbox"/> Other (Другое покрытие)	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Stove (Кухонная плита)
	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Smoke Alarms (Дымозвонок)
	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Dishwasher (Посудомойка)
	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Garbage Disposal (Дробилка отходов)
	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Washer in Unit/Стор. м-на в квартире
	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Dryer in Unit (Сушилка в квартире)
	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Air Conditioning (Кондиционер)
	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Central (Центральная)
	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Split (Сплит)
	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Appliances (Из чего что есть)
	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> No. of A/C's (Сколько единиц)
	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Furnishings (Мебель/оборудование)
	<input type="checkbox"/> Stairs (Лестницы)	<input type="checkbox"/> Other (Что-либо еще)

Signature of Section 8 Tenant _____ **Date:** _____

Подпись жильца Дата

Owner/ Agent Information Check here if this is change of address

Name: _____ **Phone:** _____

Mailing Address: _____ **Owned Since:** _____

City, State & Zip Code: _____

Declaration: I declare under penalty of perjury under the laws of the State of California that the foregoing and all attached pages, including documentation, are true, correct and complete.

Signature of Owner/Agent _____ **Date:** _____

Print Name _____

Note: A copy of the Section 8 contract, payment stub or other documentation of Section 8 must be attached.

(Office Use Only)

PIN _____ **Payment Standard:** Yes No **Date:** _____ **By:** _____

Original to City Yellow Copy to Landlord Pink Copy to Tenant

City of West Hollywood Department of Rent Stabilization & Housing Registration Section 8 Tenancies (Revised 06/24/2010)

How to Re-Register a Unit

City provides the form

- Can be picked up in-person at City Hall
- Requested by mail or by calling 323-848-6540

Once form is complete, return it to Rent Stabilization Division

- Tenant must sign the re-registration form, verifying initial rent and housing services listed.

Once re-registration form is processed:

- Division notifies landlord and tenant of new rent (MAR).



Leases and Rental Agreements

Leases and Rental Agreements

Landlord/Tenant contract governs tenancy

- Sets an initial term of specific length;
- Goes month-to-month afterwards, or
- Renewed for same term.

Sets landlord/tenant obligations and restrictions

- Specifies amount of rent, day it is due, who are the legal residents, etc.
- California law requires certain disclosures such as pesticide use, Megan's law, etc.
- Must include address where landlord can receive legal service and rent can be paid.

Leases and Rental Agreements

A binding and enforceable contract for all parties

Tenant may be evicted for violations

- Landlord must address violations when he or she becomes aware or run the risk a Court will find there was a “tacit” amendment of the contract
- Unilateral changes not permitted during the tenancy
- Tenant may get a copy of lease as often as once a year per

CA CC §1962(a)(4)

Any new lease signed after move-in becomes the governing contact for the tenancy

- Tenant should look closely for changes or new restrictions if asked to sign a new lease. Has right not to sign.
- When roommates change, a new lease might create a “revolving door” that blocks a market rent on vacancy.



Rent Stabilization Maintenance Standards

Maintenance Standards

WHMC §1756 requires:

- Compliance with building, health, and safety codes
- Appliances maintained in good working order

Interior Painting (Apt. & Common Area)	4 years
Exterior Painting	
Carpeting (Apt. & Common Area)	7 years
Window Coverings	
Linoleum/Vinyl Floor Tile	
Wallpaper	
Emergency Contact Posting	5+ units
Resident Manager 20 hours per week office hours	16+ units

Maintenance Standards for Rental Units in the City

<u>Type of Rent Unit</u>	Building, Health, Safety Codes	RSO Standards	Resident Manager 16+ Units	Emergency Contact 5+ Units
<ul style="list-style-type: none"> • Rent Stabilized Units • Inclusionary • Section 8 	Yes	Yes	Yes (with hours)	Yes
<ul style="list-style-type: none"> • Single Family Homes • Condominiums 	Yes			
<ul style="list-style-type: none"> • New Construction (built July 1, 1979 or later) • LA County Housing • WeHo Housing Corp. • Non-Profits 	Yes		Yes (no hours)	

Key Points

Re-Registrations

- Rent controlled units must be re-registered within 30 days.
- A new rent rate, and the program fee, cannot be charged if unit has been not properly re-registered.
- Re-registration forms are provided by the City and available at the Rent Stabilization counter in City Hall, or by calling 323-848-6450.

Leases and Rental Agreements

- Governs tenancy
- Set obligations & restrictions

Maintenance Standards

- Require building, health, and safety code compliance
- Appliances must be maintained in good working order

Resources








- Rent Stabilization Ordinance (RSO)
- Rent Stabilization Regulations (RSR)
- Guide to Rent Stabilization
- Hearings and Remedies Guidebook

**Rent Stabilization and Housing
West Hollywood – City Hall
8300 Santa Monica Boulevard
West Hollywood, CA 90069**

Phone: (323) 848-6450

Fax: (323) 848-6564

E-mail: RSD@weho.org

	<p>Bet Tzedek Legal Services – 323-549-5841 ***BY APPOINTMENT ONLY*** Website: www.bettzedek.org 3250 Wilshire Blvd., 13th Flr., Los Angeles, CA 90010-1509 Legal Aid including representation in evictions court. Call for an appointment first.</p>
	<p>Coalition for Economic Survival (CES) – 213-252-4411 Website: www.cesinaction.org Plummer Park – 7377 Santa Monica Blvd., West Hollywood, CA 90046 Wednesday 7 p.m. and Saturday 10 a.m. They see people on a walk-in basis and give advice regarding landlord-tenant issues. They do not represent in court.</p>
	<p>Eviction Defense Network – 213-385-8112 Website: www.evictiondefensenetWORK.org Guaranteed representation for LA County tenants facing eviction as long as they come in a week before the trial. Fee on a sliding scale but no one is turned away for lack of funds.</p>
	<p>Los Angeles County Bar Association – 213-243-1525 Lawyer Referral and Information Service Website: www.lacba.org This referral service is a nonprofit public service that allows members of the public to find a qualified attorney and get general information about common legal issues. There is no cost to access information through the LRIS and there is no fee to get a referral to an attorney.</p>
	<p>Santa Monica Courthouse – 310-260-0070 Website: www.lasuperiorcourt.org/locations (search for Santa Monica Court) 1725 Main Street, Santa Monica, CA 90401 This court has jurisdiction over all West Hollywood unlawful detainer (UD) cases. Due to court budget cutbacks and reorganization, please call first to confirm jurisdiction and location.</p>
	<p>Inglewood Courthouse – 310-419-5132 ***SMALL CLAIMS CASES ONLY*** Website: www.lasuperiorcourt.org/locations (search for Inglewood Court) One Regent Street, Inglewood, CA 90301 This court has jurisdiction over all West Hollywood small claims cases. Due to court budget cutbacks and reorganization, please call first to confirm jurisdiction and location.</p>
	<p>Small Claims Court Advisors – 213-974-9759 Website: http://www.dca.lacounty.gov/ They will give you advice about the procedures for filing Small Claims cases in court. For example, they give advice regarding security deposit issues.</p>