Rent Stabilization & Housing

# Things to Know: Educational Series

Part III:
Re-Registrations
Lease/Rental Agreements
Maintenance



# Re-Registrations

# Re-Registrations

As of January 1, 1996, when a rent controlled unit is vacated and rerented, 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.

# Failure to Re-Register a Unit

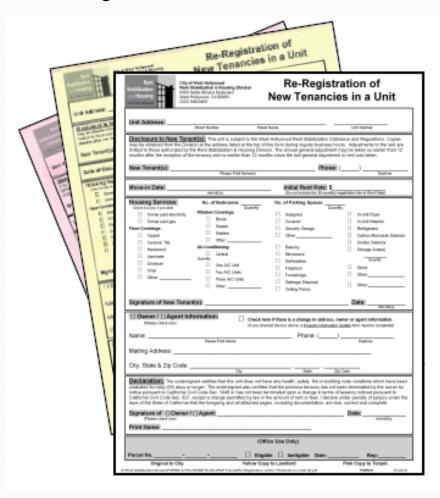
#### A re-registration form must be filed

#### 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

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# 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 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

ı	nterior Painting (Apt. & Common Area) 4 years
E	xterior Painting
(	Carpeting (Apt. & Common Area) 7 years
١	Vindow Coverings
L	inoleum/Vinyl Floor Tile
١	Vallpaper

Emergency Contact Posting	5+ units
Resident Manager 20 hours per week office hours	16+ units

# Maintenance Standards for Rental Units in the City

	Type of Rent Unit	Building, Health, Safety Codes	RSO Standards	Resident Manager 16+ Units	Emergency Contact 5+ Units
•	Rent Stabilized Units Inclusionary Section 8	Yes	Yes	Yes (with hours)	Yes
•	Single Family Homes Condominiums	Yes			
•	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

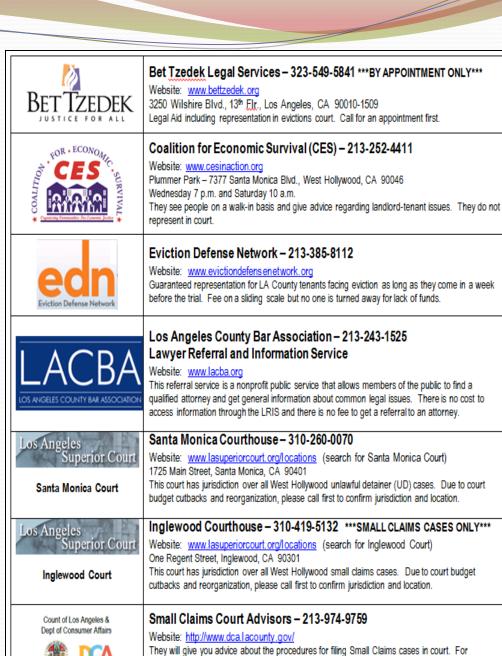
- Rent Stabilization Ordinance (RSO)
- Rent Stabilization Regulations (RSR)
- Guide to Rent Stabilization
- Hearings and Remedies Guidebook

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



example, they give advice regarding security deposit issues.