



Security Deposit Interest Rate For 2012 Is 0%; No Interest Payment Required

The City's Rent Regulations set 0% as the interest rate that landlords must pay tenants on security deposits held during 2012, therefore no interest payment in January of 2013 is required.

The Rent Regulations require landlords to pay tenants interest on the amount held on deposit every January for the previous calendar year..

The rate is determined by averaging the July 1 regular savings account rates paid by five local banks, and rounding that average to the nearest one-quarter of one percent.

These are the five local banks used and their July 1, 2012 interest rates.



OneWest Bank™

Bank of America	.05%
Wells Fargo Bank	.01%
Citibank	.05%
One West Bank	.15%
US Bank	.05%

The average of the rates is .062%, and rounding to the nearest one-quarter of one percent results in a rate of 0%.

The interest rate set for security deposits has decreased in recent years because banks have been steadily reducing the rate they pay to their savings account customers. However, this is the first time that the banks' rates are so low that no payment of deposit interest is required by the Rent Regulations.

For additional questions contact a Rent Information Coordinator at (323) 848-6450 or rsd@weho.org.

Si no entiende alguna parte de esta notificación, por favor llame al Departamento al (323) 848-6450 y pida hablar con un intérprete en español.

Если вы не понимаете чего-либо в этом тексте, позвоните в Департамент жилья и рента-контроля по тел. (323) 848-6450, и попросите русскоговорящего сотрудника или оставьте сообщение на русском языке.

Pop Quiz: How Much Do You Know?

Test your knowledge of local landlord/tenant law with this 5 question quiz.

1) For units under the City's Rent Stabilization Ordinance (RSO), how often should the interior be painted?

A) every 10 yrs.; B) every 2 yrs.; C) only after the tenant moves; D) every 4 yrs.

2) The City's RSO requires on-site managers of rent stabilized properties with 16 or more units to be available for office hours how often?

A) 1 day per month; B) no

specific requirement; C) 20 hrs. per week; D) 1 hr. per day.

3) What is the maximum late fee allowed under the RSO for rent payments 5 or more days late?

A) 6%; B) 1% C) \$50 D) whatever the lease specifies.

4) Under California law, what is considered reasonable notice by the landlord to enter the tenants unit for maintenance?

A) 24 hrs.; B) 48 hrs.; C)

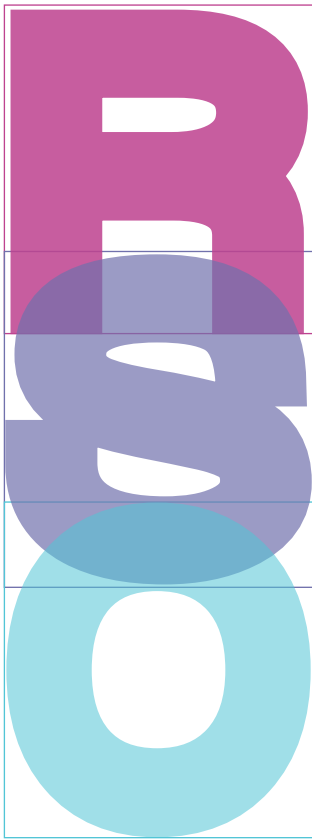
only when allowed by the tenant; D) no notice is necessary.

5) How is the amount of annual general adjustment determined under the RSO?

A) by vote of the City Council; B) by the mortgage interest rate charged by 5 local banks; C) by the rise in the Consumer Price Index; D) by HUD

Check the answers below. Did you do well? Check out the Division's upcoming seminars and do even better.

(1) D; (2) C; (3) C; (4) A; (5) C



Rent Stabilization Ordinance
of the City of
West Hollywood

CITY OF WEST HOLLYWOOD
8300 Santa Monica Blvd.
West Hollywood, CA 90069
www.weho.org

BUILDING BLOCKS

A RENT STABILIZATION & HOUSING EDUCATIONAL SERIES

CITY OF WEST HOLLYWOOD

The Rent Stabilization Division is offering a number of seminars in the upcoming months covering various aspects of rent stabilization, landlord/tenant law, and housing information.

Rent Stabilization Ordinance (RSO) Overview

Learn the basics of the RSO, including rules and restrictions on rent increases, general property maintenance, and the difference between “no fault” and “just cause” evictions.

Legal Services and Rent Stabilization staff will lead the discussion.

February 5, 2012 (Tue), 7 p.m.
at Plummer Park (Art Room 2)

July 20 (Sat), 10 a.m.
at West Hollywood Library
(Community Room)

Emergency Preparedness in Multi-Family Residential Units

Learn how to prepare your property and tenants for major emergencies and disasters. What are the essential skills and supplies necessary to survive for three days or more?

Public Safety staff and first responders from the L.A. County Fire Department will lead the discussion.

February 19 (Tue), 7 p.m.
at Plummer Park (Art Room 2)

Evictions and Relocations: A Primer

Understand the eviction law process, including “just cause” evictions, proper noticing, and specifics regarding relocation fees.

Rent Stabilization staff and an attorney specializing in landlord/tenant issues will lead the discussion.

March 12 (Tue), 7 p.m.
at Plummer Park (Art Room 2)

Tenants’ 101 Workshop

Learn your rights and responsibilities under the RSO, including property maintenance, allowable rent increases, and eviction protections.

Rent Stabilization staff will lead the discussion.

April 2 (Tue), 7 p.m.
Plummer Park (Art Room 2)

August 17 (Sat), 10 a.m.
at West Hollywood Library
(Community Room)

**All Seminars
Are Free**

Mediation

Learn more about this informal and voluntary way of resolving disputes between tenants and landlords. Disputes often include property maintenance issues, reduction of housing services, and questions about security deposits. Resolve issues and conflicts amicably.

The City's Mediator, Joel Hecht, will lead the discussion.

April 16 (Tue), 7 p.m.

Plummer Park (Art Room 2)

Basic Property Maintenance

Learn the types of maintenance that are required by the City of West Hollywood's Municipal Code, including habitability standards, security, safety, relocation for tenants during repairs, and proper notice to tenants to enter an apartment.

Rent Stabilization and Code Compliance staff will lead the discussion.

May 7 (Tue), 7 p.m.

Plummer Park (Art Room 2)

First-Time Homebuyer

Learn from experts in the real estate, banking, and insurance industries how to navigate the process of purchasing your first home.

May 21 (Tue), 7 p.m.

Plummer Park (Art Room 2)

Understanding the RSO Hearings and Appeals Process

Rent Stabilization and Legal Services staff, along with a Rent Stabilization Commissioner, will teach you how to prepare for a hearing, what evidence is relevant, and how a hearing is conducted. Are you or the other party appealing a decision? Learn how the appeals process works.

June 6 (Thu), 7 p.m.

Plummer Park (Art Room 2)

Calculating Rent Increases

Maximize your knowledge about proper rent increases. Learn how to calculate the annual general adjustment, how to provide notice of proper rent increases, and when the increases may or may not be taken.

Rent Stabilization staff will lead the discussion.

July 10 (Wed), 10 a.m.

July 18 (Thu), 6:30 p.m.

July 24 (Wed), 10 a.m.

July 31 (Wed), 6:30 p.m.

West Hollywood City Hall (EOC)

To comply with the Americans with Disabilities Act of 1990, Assistive Listening Devices (ALD) will be available for check out at the meeting. If you require special assistance to participate in this meeting (e.g., a signer for the hearing impaired or transportation), you must submit your request in writing to the Department of Human Services and Rent Stabilization, 8300 Santa Monica Blvd., West Hollywood, CA., 90069 or call (323) 848-6472 at least 48 hours prior to the meeting. The City TDD line for the hearing impaired is (323) 848-6496. For information on public transportation call 323-466-3876 or go to www.metro.net.

For more information or to register for a seminar, please contact:

Tom Trevor
ttrevor@weho.org
(323) 848-6472

or

Laura Schoonover
lschoonover@weho.org
(323) 848-6323

Информацию на русском языке вы можете получить по телефону (323) 848-6308.

Для получения информации на русском языке звоните: (323) 848-6308. Если вам необходим переводчик для посещения мероприятия, позвоните нам не позднее, чем за неделю.

Para mas informacion sobre este evento, llamenos al (323) 848-6439.

Si usted desea asistir al evento y necesita los servicios de un intérprete, le pedimos que porfavor nos llame una semana antes del evento al (323) 848-6439.

**Rent Stabilization and Housing Division
West Hollywood City Hall
8300 Santa Monica Boulevard
West Hollywood, California 90069**

**Phone: 323-848-6450
Fax: 323-848-6567
E-mail: RSD@weho.org**

www.weho.org

Hours

**Monday: 8 am to 5 pm
Tuesday: 8 am to 5 pm
Wednesday: 8 am to 5 pm
Thursday: 8 am to 5 pm
Friday: 8 am to 4:30 pm**

A Rent Information Coordinator is available at City Hall every Friday, including modified Fridays.

CO Detector Installation Due By January 1



The California Carbon Monoxide Poisoning Prevention Act requires owners of residential rental property in the State to install carbon monoxide

alarms in most units by **January 1, 2013.**

CAL FIRE/Office of the State Fire Marshall is the State agency responsible for providing information about the law, including specifics about device installation and operation. However, the City's Code Compliance Division has posted a Frequently Asked Questions page at the City's web site which should answer most questions. Here is a link;

<http://www.weho.org/index.aspx?page=1191>

Or call Code Compliance at 323-848-6516.

Don't Forget to Re-Register New Tenancies

Beginning with new tenancies created on or after January 1, 1996 the Rent Stabilization Ordinance requires landlords to re-register residential rental units within 30 days after the new tenancy begins. Landlords who fail to re-register are precluded from raising the rent for that unit until the unit re-registration is filed.

Landlords who raised the rent without re-registering must refund any amount charged over the initial rental rate to the tenant. West Hollywood Municipal Code Section 17.28.020.b states: "When a rental unit is vacated and re-rented on or after January 1, 1996, the landlord must, within thirty days of the re-rental, reregister the unit by filing a completed re-registration on a form provided by the city."

Additionally, WHMC Section 17.28.040 states, " a landlord is ineligible to impose an annual general adjustment for a rental unit that is not registered or re-registered as required by this Chapter"

The difference between the rent that the landlord was entitled to collect and the amount actually collected as the result of an annual general adjustment for which a landlord is ineligible is an illegal rent over-charge.

A landlord may prospectively apply any annual general adjustment denied as the result of non-compliance with registration or re-registration requirements if the landlord: fully complies with the registration and re-registration requirements; pays to the city any unpaid registration fees and penalties that are not barred by the statute of limitations; and pays any affected tenant the difference between the lawful rent and the illegally overcharged rent that the current landlord, and any previous landlord, collected during the period of non-compliance.

Landlords whose tenants moved-in on or after January 1, 1996 should verify re-registration of these tenancies if they aren't sure re-registration occurred. Any omissions should be handled without delay. The longer the unit is not in compliance, the larger any refund will be to the tenant.

Please note that no re-registration is required for tenants who moved in before January 1, 1996.

If you need re-registration forms, please call (323) 848-6450, or e-mail your request (including your address) to rsd@weho.org.

**City of West Hollywood
Dept. of Rent Stabilization
8300 Santa Monica Boulevard
West Hollywood, CA 90069
(323) 848-6450**

Unit Re-Registration After Vacancy

Property Address: Street Number _____ Street Name _____ Unit Number _____

Disclosure to New 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 Department. The annual general adjustment may be taken no earlier than 12 months after the inception of the tenancy and no earlier than 12 months since the last general adjustment in rent was taken.

New Tenant(s): _____ **Phone:** (____) _____ **daytime**

Date of Occupancy: _____ **Initial Rent Rate:** \$ _____ Do not include the \$5 monthly registration fee

Housing Services: Check (boxes) if provided

<input type="checkbox"/> Electricity paid by landlord	<input type="checkbox"/> Window Coverings: <input type="checkbox"/> Drapes <input type="checkbox"/> Blinds <input type="checkbox"/> Shades <input type="checkbox"/> Other: _____	<input type="checkbox"/> Parking Spaces: _____ number	<input type="checkbox"/> Refrigerator
<input type="checkbox"/> Gas paid by landlord	<input type="checkbox"/> Carpet <input type="checkbox"/> Hardwood <input type="checkbox"/> Linoleum <input type="checkbox"/> Vinyl <input type="checkbox"/> Ceramic Tile <input type="checkbox"/> Other: _____	<input type="checkbox"/> Assigned <input type="checkbox"/> Covered <input type="checkbox"/> Security Garage <input type="checkbox"/> Other: _____	<input type="checkbox"/> Smoke Alarms
<input type="checkbox"/> Floor Coverings: <input type="checkbox"/> Carpet <input type="checkbox"/> Hardwood <input type="checkbox"/> Linoleum <input type="checkbox"/> Vinyl <input type="checkbox"/> Ceramic Tile <input type="checkbox"/> Other: _____	<input type="checkbox"/> Air Conditioning: <input type="checkbox"/> Central <input type="checkbox"/> Appliances(s) in unit No. _____	<input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Stove <input type="checkbox"/> Storage Area(s) No. _____	<input type="checkbox"/> Dishwasher <input type="checkbox"/> Washer in unit <input type="checkbox"/> Dryer in unit <input type="checkbox"/> Furnishings <input type="checkbox"/> Other: _____

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

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

Name: _____ **Phone:** (____) _____ **daytime**

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 unabated 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. 1946 or has not been terminated upon a change in terms of tenancy noticed pursuant to California Civil Code Sec. 827, except a change permitted by law in the amount of rent or fees. 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: _____

Pin: _____ Eligible Ineligible **Date:** _____ **By:** _____

Original to City **Yellow Copy to Landlord** **Pink Copy to Tenant**