



Rent Increase of 1.25% Authorized for 2014-2015

At its June 26, 2014 meeting, the Rent Stabilization Commission announced that the annual rent adjustment for West Hollywood tenants subject to the City's Rent Stabilization Ordinance is 1.25%. This is for the period beginning September 1, 2014 and ending August 31, 2015.

The annual rent adjustment is set by using 75% of the rise in the Los Angeles-Riverside-Orange County Consumer Price Index from May to May each year, and rounding to the nearest one-quarter of one percent.

As of May 2014 the local CPI, which is determined by the Department of La-

bor's Bureau of Statistics, showed an increase of 1.68% over May 2013. Seventy-five percent (75%) of that figure is 1.26%, and rounding to the nearest one-quarter of one percent results in

a general adjustment of 1.25%.

No additional increase is allowed for landlords who provide gas or electric utilities to their tenants.

Landlords may apply the rent increase to any tenancy after the first year, or if 12 or more months have passed since the last rent increase.

Landlords must be in substantial compliance with the Rent Stabilization Ordinance and must give tenants 30-days written notice as required by State law to apply the rent increase.

A blank form to increase rent is enclosed in landlord copies of this newsletter.



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.

The \$5 Registration Fee Pass-Through

The City charges an annual rent registration fee of \$120 per year per rent stabilized unit.

Landlords may pass through to their rent stabilized tenants one-half of this fee (\$60). However the landlord must have paid all fees first, and the \$60 tenant portion must be prorated over the future 12 month period.

A landlord may collect the \$5 pass-through per

month with their tenants' rent payment.

Because most tenants already pay the \$5 pass-through, landlords should be careful not to inadvertently charge it a second time or increase the rent before factoring the \$5 out.

The rent increase notice form created by the City is designed to help landlords take the \$5 pass-through into account and

calculate the annual adjustment correctly. Landlords are encouraged to use the form.

A blank form was included with this mailing to landlords. It is also available at the Rent Stabilization counter in City Hall and down-loadable from the City's website www.weho.org. Call (323) 848-6450 or e-mail rsd@weho.org to have one sent to you.

General Adjustment: Questions & Answers

Q. When can a landlord apply the 1.25% general adjustment?

A. Tenants who have lived in their units at least 12 months and tenants who have not had a rent increase in 12 months are eligible for the general adjustment. The rent increase must not be effective earlier than September 1, 2014 and no later than August 31, 2015. If it is not used during that 12-month period, it is forfeited.



Q. Must the general adjustment be taken exactly at the 12-month anniversary of move-in, or exactly 12 months after the last increase?

A. No. If at least 12 months have passed since move-in or at least 12 months have passed since the last rent increase, the landlord is able to take the available general adjustment in any month providing a 30-Day Notice is issued. Some landlords always raise rent in accordance with the tenants 12 month anniversary. Others find it more convenient to raise rent for most or all of their tenants at the same time.

Q. How much notice must a landlord give to take the general adjustment?

A. California law requires a 30-day written notice for any rent increase. Tenants must receive the increase notice at least 30 days in advance of its effective date.

Q Does Rent Stabilization have a 30-day Notice of Change In Terms of Tenancy that landlords may use to take the current general adjustment?

A. Yes. As has been the case in the past, the Division created a notice to use when taking the general adjustment. A copy is included to landlords with this mailing. The form is also down-loadable at the City's website www.weho.org, or by contacting a Rent Information Coordinator at (323) 848-6450 or rsd@weho.org.

Q. Why is the West Hollywood general adjustment 1.25% when other rent control jurisdictions allow different amounts? Doesn't everyone look at the same CPI statistics?

A. The rent ordinance for each rent controlled district determines what data is used and how the data translates into the annual adjustment. West Hollywood takes 75% of the rise in the CPI from May to May and rounds to the nearest 1/4 of 1%, unless the CPI decreases, then no increase is allowed. Los Angeles' Rent Stabilization averages the monthly CPI increase from September to September each year to determine the increase allowed the following July. Los Angeles also has a minimum adjustment of 3%, even when the CPI data is below that amount. Santa Monica takes 75% of the rise in the CPI from March to March and rounds to the nearest 1/10 of 1%.

Here Is the Calculation

The U.S. Department of Labor, Bureau of Statistics put the May 2013 Los Angeles-Riverside-Orange County Consumer Price Index for All Urban Consumers (CPI-U) at 239.346 raw data points.

As of May 2014, the same index stood at 243.362, amounting to an increase of 4.016 raw data points, or 1.68%. Seventy-five percent of 1.68% is 1.26%, and

rounding to the nearest one-quarter of one percent results in a general adjustment of 1.25% (three quarters of one percent).

For more information about the Consumer Price Index and how the CPI is calculated, visit the Department of Labor, Bureau of Statistics web site at www.bls.gov/cpi, or call (202) 691-7000.

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 raise the rent without re-registering the unit must refund any amount charged over the initial rental rate to the tenant.

West Hollywood Municipal Code §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 §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 overcharge.

"A landlord may take any annual general adjustments denied as the result of non-compliance with registration or re-registration requirements when the landlord completes all of the following:

- "Files properly completed forms in accordance 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

The image shows a stack of forms titled "Re-Registration of New Tenancies in a Unit" from the City of West Hollywood, Rent Stabilization & Housing Division. The top form is a detailed registration form with the following sections:

- 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 Division at the address listed at the top of this form during regular business hours.
- New Tenant(s):** Name, Phone, Daytime
- Move-in Date:** (month/day/year) and **Initial Rent Rate:** \$ (Do not include the 95 month registration fee in Rent Rate)
- Housing Services:** A grid of checkboxes for various services like Owner paid electricity, Window Coverings, Floor Coverings, etc.
- Signature of New Tenant(s):** Name, Date, and Phone
- Owner / Agent Information:** Name, Phone, 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.
- Signature of Owner / Agent:** Name, Date, and Phone
- Parcel No.:** Eligible, Ineligible, Date, Rep.

- "Pays any affected tenant the difference between the lawful rent and the illegally overcharged rent that the landlord collected during the period of non-compliance, except that no tenant may recover overcharges collected more than 3 years before the filing date of a re-registration form."

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 by the landlord without delay. The longer the unit is not in compliance, the larger any refund will be to a tenant.

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

Building Blocks: Free Educational Seminars for Landlords & Tenants

For more information and to register for an upcoming seminar call 323-848-6450.

Emergency Preparedness for Apartment Buildings

Learn how to prepare your property and tenants for major emergencies and disasters. What skills and supplies are necessary?

West Hollywood Library, Community Room, Sat. August 16,

Roommates & Subtenants: Know the Facts

Learn how the Rent Stabilization Ordinance defines the responsibilities of roommates and subtenants. Knowing the obligations of each can avoid problems.

Plummer Park, Room 5, Tues. September 16, 7pm

Reasonable Accommodations for Disabled Tenants

Understand "reasonable accommodations." under the Fair Housing Act. What is it? Who qualifies? What is a landlord's responsibility?

Plummer Park, Room 5, Tues. October 14, 7pm

**Rent Stabilization and Housing
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

**Mon. thru Thurs: 8 am to 5 pm
Friday: 8 am to 4:30 pm**

Recycling Guide

All West Hollywood residents are encouraged to recycle. The following guide lists those items that are accepted in the curbside recycling program. Instructions for handling compact fluorescent light bulbs and large items also are listed below.

ITEM	RECYCLABLE	NON-RECYCLABLE
PAPER	Newspaper, phone books, magazines, junk mail and envelopes, cardboard boxes, dry food boxes, office and computer paper, milk cartons and drink boxes	Paper with food on it, paper or boxes with wax, plastic or foil coating, wet paper, string or plastic bags.
PLASTIC	Soda bottles, dry cleaner wrap, colored plastic containers, plastic garbage and shopping bags, 1, 2, 3, 4, 5, 6, & 7 plastics.	Plastic items with no triangle symbols.
GLASS	Glass containers and bottles.	Light bulbs, Pyrex containers, window glass, mirrors, ceramic glass (mugs, plates, etc.)
METALS	Steel, tin cans, bi-metal cans, tin cans and aluminum cans.	Aerosol cans, paint containers and metal objects other than cans.
GREEN WASTE	Wood, branches, plants, shrubs, and grass clippings..	Treated or painted wood, furniture, food waste, pesticides, plastic materials, rope, string, wire, palm fronds or yucca.

Electric Vehicle Charging Station Opportunities for Apartments and Condos

NRG Energy Inc. is providing subsidized funding and installation opportunities for electric vehicle charging stations in multi-family residential properties statewide as part of a settlement agreement with the California Public Utilities Commission.

This program helps to improve the state's electrical vehicle infrastructure by increasing the number of charging stations.



To learn more about the multi-family residential property charging program, contact Kevin Kelleher of NRG eVgo at (310) 912-9037 or Kevin.Kelleher@nrgenergy.com. You may also visit the company's web site at <http://www.nrgvego.com/>.

Compact fluorescent light bulbs can be recycled at Home Depot, 5600 Sunset Blvd., Hollywood, 323-461-3303 or 1675 Wilshire Blvd. Los Angeles, 213-273-8464

Large "bulky" items can be picked up at no charge to you. To make arrangements please call Athens Services at: (888) 336-6100 or visit: http://www.athensservices.com/bulky_item.html and fill out the online form. All items must be placed at the curb and will be picked-up within one week's time.

- Refrigerator door(s) must be removed from the hinges.
- Carpet must be cut into lengths no longer than 4 feet and rolled into a diameter of not more than 18 inches.
- Wood must be cut into lengths no longer than 4 feet and bundled.

Construction debris is not accepted. Private arrangements must be made for its disposal.