



Este boletín de noticias del Control de Rentas de West Hollywood contiene información y consejos útiles para inquilinos y propietarios. Si hay alguna sección de este boletín que usted no entiende, por favor llame al Departamento de Control de Rentas al 323-848-6450. Pida hablar con un intérprete en español.

В данном бюллетене содержится полезная информация и советы владельцам домов и жильцам по вопросам жилья и рент-контроля. Если вам нужен перевод на русский, пожалуйста, позвоните нам по телефону 323-848-6450.

## **Security Deposit Interest Rate Is 0%**

Based on the interest rate paid by local banks for savings accounts, the Rent Stabilization Regulations determined 0% to be the 2016 interest rate for landlord-held deposits. No interest payments must be made.

For further details, contact an Information Coordinator (323) 848-6450.

## **Coming Soon: Online Payments and Registration Fee Increase**

This coming year landlords will be able to pay their annual rent registration fee bills online.

Please note, the fee per unit has increased and beginning in 2017 will be \$144 per unit.

This is the first increase in 23 years and is less than the annual general adjustment for rent allowed in the same time period.

Landlords can pass-through one-half of the fee to tenants evenly split over 12 months, which is \$6 per month beginning in July, 2017.

The City will host a workshop on applying the registration fee pass-through and making online payments March 21, 2017 in Plummer Park, 6pm. Please call 323-848-6472 to let us know you will be attending.

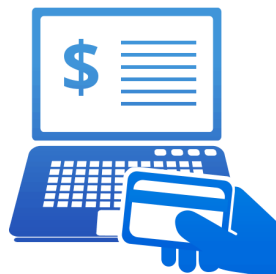
Note: Section 8 remains at \$60 per unit.

## **Unit Transfers Possible for Mobility Impaired Tenants**

A tenant who finds accessing his or her rental unit difficult due to a mobility impairment has the right to ask his or her landlord for a "reasonable accommodation" to move to a more accessible unit under Federal and State Fair Housing Law, according to the Housing Rights Center.

Landlords are obligated to grant the reasonable accommodation request unless it would impose an undue financial or administrative burden.

For more information on reasonable accommodations, contact the Housing Rights Center at 800-477-5977.



## **Help the Sheriff Stop Trespassers**

The West Hollywood Sheriff's Station has a Letter of Agency to help prosecute trespassers in the city.

Owners, managers, or designated tenants can authorize Sheriff's Deputies to arrest and remove any person on a property without lawful business if a Letter of Agency is on file.

For information, please contact the West Hollywood COPPS Team at 310-855-8850, ext. 456.

## **Emergency Preparedness**

You and your tenants can better cope with a disaster if prepared.

After a major disaster, electricity, gas, water, and telephones will not be working.

City services will be impacted. Residents and businesses should prepare to be self-sufficient for at least 3 days.

Here is what you can do to prepare.

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## Financing Property Upgrades

Property Assessed Clean Energy (PACE) is a simple and effective way to finance energy efficiency, renewable energy, water conservation, and seismic upgrades to buildings.

Eligible improvements include:

- HVAC system,
- Roof and windows,
- Elevators
- Solar energy and water,
- Low-flow water fixtures,
- Water efficient landscaping, and more.

PACE allows owners to finance up to 100% of project costs. The amount of financing available is based on equity in the property. Your credit is not affected, and the financing does not appear on your credit report. Repayment is through your property tax bill and may qualify for tax deductions.

For more information visit [www.weho.org/PACE](http://www.weho.org/PACE)



## Disaster

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Create a building emergency supply kit and encourage tenants to build their own as well. Supplies should be stored in a plastic container or backpack and checked once a year. Expired items should be replaced. Here is a list of what to include.

- Food – at least for 3 days, preferably for 7-10 days; ready to eat canned food
- Water – at least for 3 days, preferably for 7-10 days; one gallon per person, per day
- First Aid Kit
- ABC type fire extinguisher
- Flashlight with extra batteries; and be very careful with candles and matches
- Portable radio with extra batteries or crank/solar powered
- Extra blankets, clothing, shoes
- Some cash
- Special items – medication, eyeglasses, etc.
- Tools, non-electric can opener
- Whistle
- Map of the area
- Sanitation supplies
- Important documents
- store items for your pets

Create a disaster plan:

1. Pick a meeting place for yourself, family, roommates, or friends in case you are separated during a disaster
2. Choose an out-of-state contact as a “check-in contact”
3. Discuss the types of disasters that could occur and how to be prepared
4. Discuss what to do if advised to evacuate
5. Practice what you have discussed
6. Plan how the neighborhood could work together after a disaster
7. Consider how you could help neighbors who have special needs, such as elderly or disabled persons
8. Make plans for child care in case parents can’t get home
9. Post emergency telephone numbers by every phone

For more information:

Public Safety Division: (323) 848-6414

TTY (323) 848-6496

Sheriff’s Station: (310) 855-8850

FEMA: 1 (800) 480-2520 or [www.fema.gov](http://www.fema.gov)

American Red Cross: (310) 445-9900 or [www.redcross.org](http://www.redcross.org)



## Short Term Rentals Not Allowed

The prohibition against short-term vacation rentals has been long-standing in West Hollywood. In order to further clarify the law, the City Council recently adopted Ordinance No. 15-958. The Ordinance prohibits the renting of an apartment, or any part of an apartment, for a period of 30 days or less.

### Fines and Possible Prosecution

This prohibition applies to landlords, tenants, and their agents. Anyone engaged in such activity is subject to administrative fines and possible criminal prosecution. Landlords face civil and criminal liability whether the apartment unit is being rented out as a short-term vacation rental by the landlord or one of his or her tenants. Thus, landlords should refrain from permitting or actively renting out units on a short-term basis.

Some landlords and tenants might view short-term vacation rentals as an easy and harmless way to earn extra money, but not only is the activity illegal, it can be disruptive and possibly dangerous to surrounding neighbors. Residential properties are not hotels and are not equipped to deal with non-residents entering and exiting premises twenty-four hours a day, seven days a week.

Unlike short-term vacation rental operators in residential properties, those operating hotels, motels, urban inns and bed & breakfasts have gone through an extensive planning and review process to demonstrate their ability to safely and competently operate a business catering to transient guests at properties specifically established for that purpose.

### Subject to Rent Stabilization

Landlords also offer units for short-term rental believing that it provides an avenue for avoiding a landlord's obligations and the tenant protections arising from a bona fide, long-term tenancy. This is incorrect. Because short-term rentals are prohibited, nearly every tenancy, regardless of its lease term, is subject to the eviction protection provisions of the Rent Stabilization Ordinance.

In addition, rent stabilized units must be re-registered upon vacancy and re-rental regardless

of the lease term at the outset of the tenancy. So, in addition to potential civil and criminal liability for offering a unit as a short-term vacation rental, a landlord potentially subjects himself or herself to additional penalties for violating the Rent Stabilization Ordinance.

Landlords generally have recourse against tenants who violate the ban on short-term vacation rentals based on standard lease provisions prohibiting unauthorized occupants or subtenants. In addition, a tenant may be evicted for engaging in short-term vacation rental activity because it is illegal under the West Hollywood Municipal Code, and a landlord is permitted to initiate eviction proceedings against a tenant for engaging in an illegal use of their rental unit. A model lease is available with the Rent Stabilization and Housing Division for use by landlords but should not be used as a substitute for advice from the landlord's own, private counsel.

### Replacement Tenants

Sometimes a tenant is renting out short-term not for a profit but to make his or her rent payments. As a lawful alternative, tenants are advised to seek permission for a roommate/co-tenant, along with written approval for a specific co-tenant. Notably, if the original lease or rental agreement specifies that two or more persons may occupy a unit, the landlord may not unreasonably withhold consent for replacement tenants when an original tenant under the lease remains in the unit, and one or more authorized co-tenants or subtenants vacate the unit.

The landlord may limit the number of replacement tenants to the number of authorized occupants on the original lease or rental agreement, and the landlord may require basic background information for replacement tenants, but only such information which is required to verify creditworthiness with credit reporting agencies and is consistent with rental business practices.

Additional information is available online at [www.weho.org/residents/shortterm](http://www.weho.org/residents/shortterm). Report a short term rental 323-848-6516.



**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**

**Remember to Re-Register New Tenancies**

The Rent Stabilization Ordinance requires landlords to reregister rental units within 30 days after a new tenancy begins.

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 reregistration on a form provided by the city." Forms are available by calling 323-848-6450.

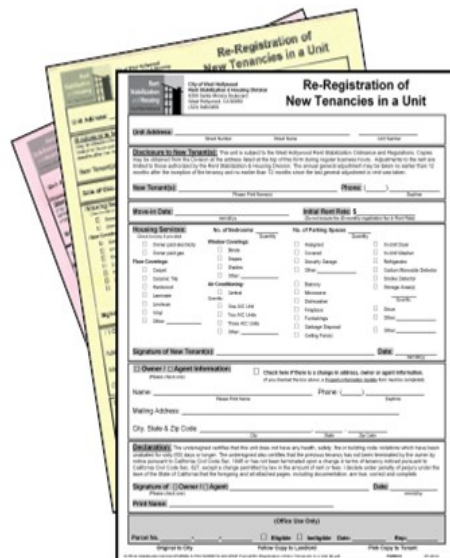
Landlords who fail to reregister cannot raise the rent for the unit until the unit re-registration is filed

West Hollywood Municipal Code §17.28.040: "A landlord is ineligible to impose an annual general adjustment for a rental unit that is not registered or reregistered as required by this Chapter."

Landlords who raise rent without reregistering must refund the amount paid by the tenant over the initial rental rate, up to a maximum of 3 years of overcharges.

The difference between the rent the landlord was entitled to collect and the amount actually collected as the result of an ineligible annual general adjustment is an illegal rent overcharge.

A landlord may prospectively apply any annual general adjustment denied as the result of non-compliance with registration or reregistration requirements if the landlord:

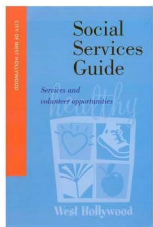


• Fully complies with the registration and reregistration requirements;

- Pays the City any registration fees and penalties owing; and
- Repays any rent overcharges to affected tenants, collected during the period of non-compliance, up to a maximum of 3 years.

Landlords can verify reregistration if they aren't sure reregistration occurred. Contact 323-848-6450.

**Please note no reregistration is required for tenants who moved-in before January 1, 1996.**



**Social Services Division  
West Hollywood City Hall  
8300 Santa Monica Blvd.  
West Hollywood, CA 90069  
(323) 848-6510  
weho.org/socialservices**

*The Social Services Division can help provide assistance with a variety of services including the following:*

- CHILDREN/YOUTH \* DISABILITY**
- EMPLOYMENT \* FOOD**
- HIV/AIDS \* HOMELESS**
- LGBT \* LEGAL \* MEDICAL**
- MENTAL HEALTH \* SENIORS**
- SUBSTANCE USE \* TRANSIT**

