



SECTION 8 INCREASES

Rent increases for Section 8 tenancies are limited to the AGA. Landlords must submit a request for an increase of 3.0 % to the Housing Authority of the County of Los Angeles and give Section 8 tenants 60-days written notice.

Forms are available at City Hall and on the City's website www.weho.org/rsh

Note: No fee pass-through is allowed for Section 8 tenancies, and the annual registration fee is reduced to \$60.

City of West Hollywood
Rent Stabilization & Housing



www.weho.org

The \$6 Registration Fee Pass-Through

Currently, the RSO registration fee is \$144 per year per unit. Landlords may pass through one-half of the fee to tenants, but the portion must be prorated over 12 months. The \$6 monthly pass-through is considered a rent surcharge.

When increasing the rent, landlords should be careful to deduct the pass-through from the tenant monthly payment before calculating the rent increase. Failure to deduct the pass-through could result in a rent overcharge.

The City provides a rent increase notice form that can help landlords calculate the rent increase correctly. Its use is encouraged, but not required.

A landlord may apply all Annual General Adjustments (AGA) after taking the following actions:

- Have registered the tenancy;
- Are Current on annual registration

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

Landlords may verify tenancies are properly registered and get information with the Rent Information Coordinator at 323-848-6450.

Every July 1, the relocation fees a landlord must pay tenants for a "no fault" eviction are adjusted by the rise in the Consumer Price Index. The above table lists the fees as of July 1, 2018.

A tenant still in possession of his or her unit on July 1 is entitled to the higher relocation amounts even if the move-out notice was served prior.

Remember to Register New Tenancies

The Rent Stabilization Ordinance requires landlords to register new tenancies within 30 days after the tenancy begins. (West Hollywood Municipal Code §17.28.020(b))

Importantly, landlords who do not register a new tenancy cannot apply any subsequent rent increases until the tenancy is registered. (West Hollywood Municipal Code §17.28.040)

Avoid overcharges, register new tenancies in 30 days.

If a landlord does apply a rent increase to an unregistered tenancy, the difference between rent the landlord was entitled to collect and what is actually collected is considered a rent overcharge, and must be paid back to the tenant, up to a maximum of 3 years.

RELOCATION FEES as of July 1, 2018

Unit Type	Amount
0 Bedrooms	\$7,121
1 Bedroom	\$10,055
2 Bedrooms	\$13,544
3 or More Bedrooms	\$17,875
Qualified Tenant (62 or older, disabled, dependent minor child, terminally ill) <i>(Income \$50,501 - \$75,752)</i>	\$18,851
Lower Income Tenant <i>(Income up to \$50,500)</i>	\$23,738



FREQUENTLY ASKED QUESTIONS

REGISTRATION FEES, THE FEE PASS-THROUGH AND RENT INCREASES

What is the annual rent registration fee?

It is a per unit fee billed to landlords of rent stabilized properties. It funds the administration of the Rent Stabilization Ordinance (RSO).

What is the registration fee pass-through?

The RSO allows one-half of a unit's registration fee to be passed-through to its tenants as a rent surcharge. The tenants' portion must be prorated over 12 months. It cannot be charged as a lump sum. Section 8 units are not billed the tenant portion of the fee; therefore no tenant portion can be passed-through.

How much is the fee?

The fee is \$144 per unit. The \$72 tenant portion is pro-rated so that landlords can collect a \$6 rent surcharge every month. The registration fee for Section 8 tenancies is \$60 per unit, no part is passed-through to tenants.

What must landlords do to raise rent?

California law requires a 30-day written notice to increase rent or any other change in terms of the tenancy. You may use the included form as a guide for correctly calculating a rent increase.

Can landlords collect the fee pass-through retroactively?

No. The pass-through can be collected only after the 30-day written notice is given. Landlords who wait to apply the additional \$1 pass-through cannot collect the dollar for prior months.

Does raising the fee pass-through limit the landlord's right to raise the rent?

No. The fee pass-through is not rent. It is a rent surcharge. Landlord's are entitled to take the general adjustment in addition to the \$1 annual fee pass-through.

The Rent Stabilization Commission will discuss cost-sharing for seismic retrofitting. Caring for residents and protecting housing are top priorities. Many older apartment buildings are not retrofitted to withstand earthquakes, which is why the City developed a seismic retrofit program, to protect residents and lessen damage to our housing.

Learn about the Rent Stabilization Commission's possible cost-sharing approach. Currently, landlords may file a rent increase if costs, including retrofitting costs, exceed rent. The rent increase would be permanent. An alternative is a pass-through, capped at a maximum amount each month and limited to a number of years.

July 12 | The Rent Stabilization Commission will consider recommending a cost-sharing option for the City Council to consider.

STAY INVOLVED

Landlord/Tenant Cost Sharing Earthquake Retrofitting
Protecting Renters and Rent Stabilized Housing
in the City of West Hollywood



TAKE THE EARTHQUAKE SURVEY

www.weho.org/seismic

UPCOMING RENT STABILIZATION COMMISSION MEETING

JULY 12 | 7PM

The Rent Stabilization Commission will consider recommending a cost-sharing option for the City Council to consider.
Council Chambers, 625 N. San Vicente Blvd.



SHORT TERM RENTALS NOT LEGAL IN WEHO

The City of West Hollywood prohibits short term rentals. The City Council adopted Ordinance No. 15-958 clarifying the prohibition on renting an apartment or any part of an apartment for a period of 30 days or less.

TO REPORT A SHORT TERM RENTAL

- Call Code Compliance at 323-848-6516 • E-mail to ServiceRequest@weho.org
- Send a service request with WeHo's Mobile App.

AFFORDABLE, HIGH-QUALITY CARE FOR WEST HOLLYWOOD RESIDENTS

Saban Community Clinic has been a proud partner of the City of West Hollywood for over 25 years and is honored to offer top quality healthcare and specialty services to the West Hollywood Community.

Our mission is to serve as a medical home for the underserved and uninsured by providing comprehensive, caring and affordable medical, dental, behavioral health and vision services under one roof. As a nationally recognized leader in high-quality care, our patient centered approach to healthcare puts our patients at the heart of everything we do.

Founded as The Los Angeles Free Clinic in 1967, the Clinic's goal was to provide non-judgmental healthcare as a right, not a privilege to all who walked through our doors. This philosophy continues to drive our work today as a Federally Qualified Health Center and offers services at all three of our locations to anyone in need, regardless of their ability to pay. The Beverly Health Center, our flagship site is located at 8405 Beverly Boulevard (corner of Beverly Blvd and Orlando). Additionally, we offer insurance enrollment assistance at no cost and have qualified Medicare enrollment specialists to assist those turning 65.

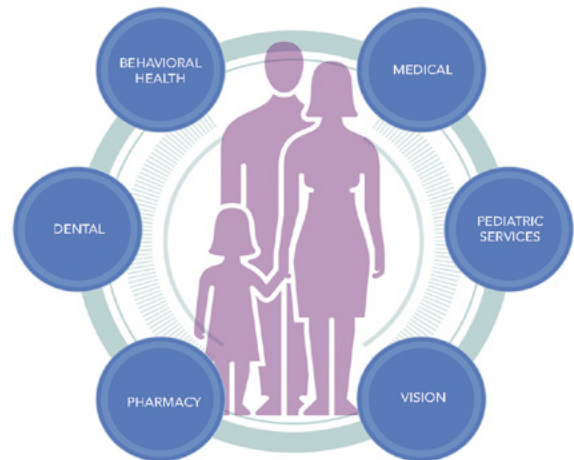
In addition, the Clinic recently launched a new Infectious Diseases Specialty Care Clinic that offers comprehensive treatment and prevention for HIV/AIDS and Hepatitis. Additional services include pediatrics, group classes, nutrition services, a smoking cessation program, yoga classes, free showers and more.

For an appointment, please visit our website at sabancommunityclinic.org or call 323-653-1990



SABAN COMMUNITY CLINIC

Nationally Recognized for High-Quality, Patient-Centered Care



Insurance Enrollment Assistance

VISIT ANY OF OUR THREE LOCATIONS

Beverly Health Center
8405 Beverly Blvd. Los Angeles, CA 90048

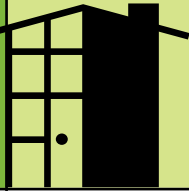
Hollywood Health Center
6043 Hollywood Blvd. Los Angeles, CA 90028

Melrose Health Center
5205 Melrose Ave. Los Angeles, CA 90038

(323) 653-1990

Rent Stabilization & Housing

City of West Hollywood



RENT STABILIZATION NEWS

Landlord July 2018



www.weho.org

West Hollywood City Hall
8300 Santa Monica Blvd.
West Hollywood, CA 90069

Este postal de noticias del Control de Rentas de West Hollywood contiene información y consejos útiles para inquilinos y propietarios. Si hay alguna sección de este postal 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 рента-контроля. Если вам нужен перевод на русский, пожалуйста, позвоните нам по телефону 323-848-6450.

City of West Hollywood
Rent Stabilization & Housing

HOURS
Mon – Thurs 8 am to 5 pm
Fri – 8 am to 4:30 pm

CONTACT
p: 323-848-6450
f: 323-848-6567
e: RSH@weho.org

Annual General Adjustment for 2018-2019

3.0%

2018/19
GENERAL
ADJUSTMENT

The Annual General Adjustment (AGA) for West Hollywood tenants subject to the City's Rent Stabilization Ordinance (RSO) is 3.0%

for the period beginning September 1, 2018 and ending August 31, 2019.

The AGA 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 2018 the local CPI, which is determined by the Department of

Labor's Bureau of Statistics, showed an increase of 4.1% over May 2017. Seventy-five percent (75%) of that figure is 3.1% and rounding to the nearest one-quarter of one percent results in an AGA of 3.0%.

Landlords may apply the AGA to any tenancy after the first year, or when at least 12 months have passed since the last rent increase. However, the unit must be properly registered with registration fees paid, and the tenant must be given a written 30-day notice as required by State law. To download the City's guide visit www.weho.org/rsh