

60-DAY NOTICE OF CHANGE IN TERMS OF TENANCY

(Section 8 Tenancy)

2024-2025

This form is provided as a convenience to you. The Rent Stabilization Ordinance does not require you to use it. In order to increase rent legally, you must comply with all applicable local and state laws.

In West Hollywood, Section 8 is administered by the Los Angeles County Development Authority (LACDA). The owner must notify the LACDA at least 60-days before the proposed effective date of the intended rent increase.

Required Statements

West Hollywood Municipal Code §17.28.060(c) requires that a landlord who is increasing rent pursuant to the Annual General Adjustment include the following statements in English, Spanish and Russian with the notice:

- that the property is subject to the provisions of the Rent Stabilization Ordinance of the City of West Hollywood;
- that a copy of the Ordinance and information about the maximum allowable rent that may be charged for each unit can be obtained from the Rent Stabilization Division;
- the Rent Stabilization Division's phone number; and
- "This property is also subject to Chapter 17.52 of the City of West Hollywood Rent Stabilization Ordinance, which includes, but is not limited to, the protections related to eviction and the prohibition against tenant harassment." (See samples below.)

West Hollywood Municipal Code §17.36.070 requires that your notice include a statement that you are "in compliance with all provisions of the West Hollywood Rent Stabilization Ordinance and Regulations." If you choose to use a form other than this one, you must write this compliance statement somewhere on the form.

In addition, California law (Civ. Code § 827) dictates the manner in which rent increase notices must be served. If you do not follow the requirements of California law regarding proper service, you run the risk of having your notice declared invalid by a court.

English Version:

This property is in compliance with all provisions of the West Hollywood Rent Stabilization Ordinance and Regulations.

This property is subject to the provisions of the Rent Stabilization Ordinance of the City of West Hollywood. A copy of the Ordinance and information about the maximum allowable rent that maybe charged for each unit may be obtained from the Rent Stabilization Division located at: City of West Hollywood City Hall - 8300 Santa Monica Blvd., or by calling: (323) 848-6450. This property is also subject to Chapter 17.52 of the City of West Hollywood Rent Stabilization Ordinance, which includes, but is not limited to, the protections related to eviction and the prohibition against tenant harassment.

Russian Version:

Это свойство соответствует всем положениям Постановления и правил о стабилизации арендной платы в Западном Голливуде.

ЭТОТ ДОМ ПОДПАДАЕТ ПОД ДЕЙСТВИЕ ЗАКОНА О РЕНТ-КОНТРОЛЕ ГОРОДА ВЕСТ ГОЛЛИВУДА. ИНФОРМАЦИЮ ОБ ЭТОМ ЗАКОНЕ, А ТАКЖЕ О МАКСИМАЛЬНО РАЗРЕШЕННОМ РЕНТЕ ЗА КАЖДУЮ КВАРТИРУ, МОЖНО ПОЛУЧИТЬ В ДЕПАРТАМЕНТЕ ЖИЛЬЯ И РЕНТ-КОНТРОЛЯ ПО АДРЕСУ 8300 SANTA MONICA BLVD., ИЛИ ПО ТЕЛЕФОНУ (323) 848-6450. НА ЭТО ИМУЩЕСТВО ТАКЖЕ РАСПРОСТРАНЯЕТСЯ ДЕЙСТВИЕ ГЛАВЫ 17.52 ПОСТАНОВЛЕНИЯ ГОРОДА ЗАПАДНОГО ГОЛЛИВУДА О СТАБИЛИЗАЦИИ АРЕНДНОЙ ПЛАТЫ, КОТОРОЕ ВКЛЮЧАЕТ, ПОМИМО ПРОЧЕГО, МЕРЫ ЗАЩИТЫ, СВЯЗАННЫЕ С ВЫСЕЛЕНИЕМ, И ЗАПРЕТ НА ПРИТЕСНЕНИЕ ЖИЛЬЦОВ.

Spanish Version:

Esta propiedad cumple con todas las disposiciones de la Ordenanza y Reglamentos de Estabilización de Alquileres de West Hollywood.

Esta propiedad esta sujeta a las provisiones de la ordenanza de control de alquileres en la ciudad de West Hollywood. Una copia de la ordenanza y información sobre la renta maxima que puede ser cobrada por cada apartamento puede ser obtenida en la Division de Estabilización de Arrendamiento en: Alcaldia de la Ciudad de West Hollywood, 8300 Santa Monica Blvd., ó llamando al: (323) 848-6450. Esta propiedad también está sujeta al Capítulo 17.52 de la Ordenanza de Estabilización de Rentas de la Ciudad de West Hollywood, que incluye, entre otras, las protecciones relacionadas con el desalojo y la prohibición contra el acoso de inquilinos.

60-DAY NOTICE OF CHANGE IN TERMS OF TENANCY - SECTION 8

TO: _____
name(s)

Tenant(s) in possession of the premises at:

Street Address and Unit Number

City of West Hollywood, County of Los Angeles, California

In accordance with West Hollywood Municipal Code Chapter 17.36, the terms under which you occupy these premises are being changed. **During the period beginning September 1, 2024 and ending August 31, 2025, WHMC Sec. 17.36.020 authorizes an increase in rent not to exceed 3.00%.** Because you have lived at these premises for at least 12 months, or it has been at least 12 months since you were last given an increase in rent, your rent is being increased as follows:

****PLEASE NOTE: THIS CALCULATION ONLY APPLIES TO THE TENANT PORTION OF THE CONTRACT RENT. PLEASE SUBMIT THIS RENT INCREASE TO LACDA FOR FINAL APPROVAL****

Rent Increase Calculation

1	Current Monthly Rent:	(A) \$ _____
General Adjustment of 3.00 (percent) %		x 0.03
2	Total Rent Increase:	(B) \$ _____
3	NEW MONTHLY TOTAL:	(C) \$ _____ (Add lines A + B)

Example:

A) \$1000

x 0.03

=

B) \$30

C) \$1030

This change in terms of tenancy shall become effective on _____, 20____ which is at least 60 days from the date you received this notice.

I certify that this property is in compliance with all provisions of the West Hollywood Rent Stabilization Ordinance and Regulations, including, but not limited to, payment of all applicable registration fees and penalties.

_____, 20____

Signature Owner/Agent Date

Print Name

