



## Rent Stabilization Ordinance | key facts

[www.weho.org/rent](http://www.weho.org/rent)

### Rent

- Under California law, the landlord can charge you whatever the market will bear at move-in as your initial rental rate. This amount should be what you actually paid for your first month's rent. It must be registered with the Rent Stabilization Division and it is the starting point for calculating your future rent increases.
- After you have lived in your unit for at least 12 months, or after at least 12 months have passed since your last rent increase, your landlord can raise your rent by the percentage allowed under the Rent Stabilization Ordinance (RSO). The percentage is based on the rise in the Consumer Price Index for the Los Angeles area. You will receive a newsletter every July telling you what the percentage is. From September 1, 2018—August 31, 2019 rent can be increased by 3.0%.
- If your lease states rent is due on the first of the month, it is considered late on the second. There is no grace period for paying rent established by law. If you have a grace period, it must be stated in your lease. The RSO allows your landlord to charge a 1% late fee when your rent is five or more days late.
- Your landlord can charge you one-half of the \$144 annual rent registration fee paid to the City for your unit. Your portion must be pro-rated over 12 months, at \$6 per month. It is considered a rent surcharge and should not be included when calculating rent increases.

The property where you live is subject to the City of West Hollywood's Rent Stabilization Ordinance and Regulations. This fact sheet contains important information for tenants. If you have any questions, contact the City's Rent Stabilization and Housing Division at 323-848-6450 or [rsh@weho.org](mailto:rsh@weho.org).

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 рента-контроля. Если вам нужен перевод на русский, пожалуйста, позвоните нам по телефону 323-848-6450.

### Housing Services and Maintenance Standards

- The housing services you receive must be maintained or you may file an application to request that your rent is reduced. Housing services include parking, storage, appliances, utilities, laundry facilities, gardening, swimming pools, saunas, recreational facilities, elevator service, etc.
- Unit interiors must be painted no less than once every four years. Carpet, drapes and blinds must be replaced no less than once every seven years.

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- All appliances must be maintained in good working order.
- Buildings must be maintained in accordance with all applicable building, housing and health codes.

### Eviction Protection

- The landlord must have a "just cause" pursuant to the RSO to terminate your tenancy. You do not have to move at the end of your lease term.
- Some examples of a "just cause" are non-payment of rent, creating a nuisance, using the unit for an illegal purpose and refusing to provide access to your unit when the landlord's right of entry is allowed under California law. Short-term subleasing your unit (AirBnB) could also be a just cause for eviction.
- If the landlord or a close relative wants to move-in, the RSO requires the landlord to take the unit with the most recent tenant that has the number of bedrooms the landlord wants. The tenant must receive relocation fees in the amount specified by the RSO.
- California law allows the landlord to go out of the rental business using the Ellis Act. Tenants must be given 120 days to move and paid the relocation fees required by law. Tenants who are 62 years old or are disabled may ask that the 120 day move-out be extended to one year.

**Please call us or stop by if you have any questions or would like more information.**

**City of West Hollywood**  
**Rent Stabilization and Housing Division**  
**8300 Santa Monica Boulevard**  
**West Hollywood, California 90069**  
**323-848-6450 [rsh@weho.org](mailto:rsh@weho.org)**

### Things To Know

- Your security deposit cannot exceed a total of two months' rent at move-in and it cannot be raised during your tenancy.
- Do not rent your unit, or any part of it, as a short term rental (for example, using Air BnB) whether or not you are present during the rental or temporarily away. It is illegal.
- Your landlord cannot make unilateral changes to your rental agreement except when it comes to raising the rent. You must agree in writing to any change in terms of tenancy for it to be enforceable.

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](mailto:RSH@weho.org)



[www.weho.org](http://www.weho.org)