

RENT STABILIZATION NEWS

For Property Owners | July 2021

This West Hollywood Rent Stabilization newsletter contains useful information and tips for tenants and landlords. If there is any section of this newsletter that you do not understand, please call Rent Stabilization at (323) 848-6450.

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.

JVS WeHo Works



WE ARE OPEN!

With the economy re-opening, now is a great time to find a job. WeHo is known for its high end hotels and restaurants many of which are hiring. Don't miss this window of opportunity to jumpstart your career. The center is open for appointments. Come by and see us with an appointment!

CALL (310)993-5221 OR
EMAIL ASACHER@JVS-SOCAL.ORG



City of West Hollywood
Rent Stabilization & Housing



weho.org/rent



A City of
West Hollywood
Rent Stabilization
Educational Series

2021 FREE WORKSHOPS

KNOW YOUR RIGHTS AND
RESPONSIBILITIES!

LANDLORD BASICS

October 19, 2021 | 7PM

Gain a basic understanding of the Rent Stabilization Ordinance, landlord rights and responsibilities.

LANDLORD ADVANCED

October 26, 2021 | 7PM

Increase your knowledge of the RSO, reasonable accommodations, and resources.

WORKSHOPS WILL BE ONLINE.

Visit the City Calendar at www.weho.org for details on how to log in to the workshops.

Register at: rvinalon@weho.org

Smoke-Free Housing Ordinance

On April 19, 2021 the City of West Hollywood City Council adopted a smoke-free multifamily housing ordinance. Effective July 15, 2021, smoking tobacco in common areas and in new units or new tenancies of multi-family dwellings including on private balconies or patios of multi-family dwellings is prohibited.

Effective January 1, 2023, smoking tobacco inside all existing multifamily dwelling units including on private balconies and patios of existing multifamily dwellings is prohibited. Violations of this ordinance cannot be grounds for eviction.

For questions, comments, or to report a possible violation regarding the information or regulations, please contact the Code Compliance Division. Call (323) 848-6516 or email code@weho.org.

Third Party Checks

State law requires landlords to accept rent payments made by a third party as long as a non-tenancy disclosure is signed.

Requirements for Buy Out Agreements

Property owners must provide information about relocation fees and other tenant rights when offering a cash payment in exchange for a tenant moving out of their rent stabilized apartment. For more information visit: www.weho.org/rent.

RELOCATION FEES AS OF JULY 1, 2021

Unit Type	Amount
0 Bedroom	\$7,911
1 Bedroom	\$11,171
2 Bedrooms	\$15,048
3 or More Bedrooms	\$19,858
Qualified Tenant (62 or older, disabled, dependent minor child, terminally ill or moderate income)	\$20,943
Lower Income Tenant	\$26,372

Relocation fees for permanently displacing a tenant are adjusted annually based on the May Consumer Price Index.

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

Updates to the local and State RESIDENTIAL EVICTION MORATORIUM Related to COVID-19

Effective Through September 30, 2021 unless extended. No landlord shall endeavor to evict a tenant if the tenant has demonstrated they have been financially impacted by COVID-19.

The City amended its moratorium in February after the state extended its moratorium through June 30, 2021.

On June 28, 2021, Governor Newsom signed Assembly Bill 832 (AB 832), which extends the protections for non-payment of rent due to COVID-19 related reasons from June 30, 2021 to September 30, 2021 and expands the State Rental Relief Program.

Additionally, the County of Los Angeles' eviction moratorium, which applies to West Hollywood tenants, states that tenants may not be evicted for any of the following additional reasons during the moratorium period:

- No-fault reasons, including but not limited to, substantial remodels or demolition of property, except where

a landlord who owns a single-family home intends to move into the home for their or their family member's use as their principal place of residence with exceptions for tenants who have been financially impacted by COVID-19 or if the displaced tenant is a senior, disabled, or low-income unless the landlord or family member is similarly situated.

- Nuisance or unauthorized occupants or pets whose presence is necessitated by or related to the COVID-19 emergency.
- Denial of entry, except for remedying a condition that substantially endangers or impairs safety, or if the tenant is causing or threatening to cause substantial damage to the rental unit.

WHAT A RESIDENTIAL TENANT FINANCIALLY IMPACTED BY COVID-19 CAN DO

Paying Rent Delayed

A tenant must pay any rent delayed during the moratorium period by September 30, 2021. The landlord may not charge a late fee or interest on the rent that is delayed during the moratorium period. A landlord may not initiate a small claims action to recover such delayed rent until November 1, 2021.

Protection from Eviction

A landlord shall not serve a notice, prosecute an unlawful action, or otherwise seek to evict a tenant for the stated reasons during the moratorium period. Under AB 832, no tenant can be evicted as a result of rent owed due to a COVID-19 related hardship accrued between March 4, 2020 and August 31, 2020 if, upon notice from

the landlord, the tenant provides a declaration of hardship according to the legislation's timelines. For a COVID-19-related hardship that accrues between September 1, 2020 and September 30, 2021, tenants who receive a notice from their landlords must also pay at least 25 percent of the rent due before September 30, 2021, to avoid eviction.

REPAYMENT ASSISTANCE: CA COVID-19 Tenant Relief Act

Under the expanded Program, a landlord is eligible for 100 percent of unpaid rental debt of eligible households accumulated after April 1, 2020. The expanded program will also include rent relief for prospective rent payments for eligible households. To receive payment, the landlord must give up the right to evict an eligible tenant based

on COVID-19 rental debt. Furthermore, landlords and tenants who previously participated in the Program may still be eligible to recover any remaining unpaid rent covered by the Program expansion. Information regarding the program and links to applications for landlords and tenants may be found at: housingiskey.com or housing.ca.gov.

No Rent Increases for Rent Stabilized Housing

Beginning April 6, 2020, and through 60 days after the expiration of the local emergency period, rent shall not be increased for occupied units subject to the City of West Hollywood Rent Stabilization Annual General Adjustment. For resources and more information visit www.weho.org/coronavirus.

AVAILABLE RESOURCES FOR PROPERTY OWNERS THAT HAVE BEEN FINANCIALLY IMPACTED BY COVID-19

Housing Is Key: Rental assistance for renters and landlords is available through the California COVID-19 Rent Relief Program. Go to the [Housingiskey.com](https://housingiskey.com) application portal or call 1 (833) 430-2122 to apply as a renter or landlord.

Consumer Financial Protection Bureau - Guide to Mortgage Relief Options: This site provides an overview for what

to do now, your options for mortgage, rental relief, and utility disconnections. www.consumerfinance.gov/coronavirus/mortgage-and-housing-assistance/mortgage-relief/

CARES Act: The Coronavirus Aid, Relief, and Economic Security (CARES) Act was passed by Congress to provide fast and direct economic assistance for American

workers, families, and small businesses, and preserve jobs. <https://home.treasury.gov/policy-issues/cares>

Jewish Free Loan Association: Provides interest free loans. Small Business loans up to \$36,000 are available, with 2 guarantors. (323) 761-8830 www.jfla.org

COMMUNITY ANNOUNCEMENTS

SOCIAL SERVICES DIVISION

Did you know, the City shares helpful resources to support you on its WehoCares Facebook page?

Even without a social media account, it's easy to see the latest posts. Go to weho.org/aging



The City of West Hollywood's Aging in Place/Aging in Community (AIP/AIC) initiative was designed to support healthy aging for all members of the West Hollywood community. Please visit www.weho.org/aging to find information about available local, state and national resources.

Property owners rent faster, for longer with LeaseUp.



LeaseUp matches property owners and managers with qualified tenants to create a housing market that works for everyone.

Partnering with LeaseUp means reliable rental income, dedicated 24/7 customer support, and a risk mitigation program to protect your assets. See why 600 property owners and managers across Los Angeles County prefer LeaseUp.

Learn more at www.leaseupla.org

FINANCE SERVICES

City News

City Business Tax Tips!

Hey, did you know?

...the City of West Hollywood makes it easy for home businesses, independent contractors, freelancers, and small businesses to file for Business Tax Certificates online! The City also provides reduced tax rates for businesses during their first two years of operations. The first 12 months are exempt except for certain fees and minimum tax and the second 12 months are taxed at half the normal rate!

Learn more at: <https://blt.weho.org/Apply/GettingStarted/BusinessLicense>

Questions? Want to know more?
Contact: Laura D'Ambrosia at the City of West Hollywood at Ldambrosia@weho.org

ONLINE LANDLORD SERVICE PORTAL

The Online Landlord Service Portal allows landlords and their property managers to:

- Reregister new tenancies
- Pay annual rent registration fees
- Link properties to a single account
- Download Rent Stabilization forms

To access the online portal visit <https://rshweho.hdlgov.com>. To create an account you will need the PIN code included in the Annual Rent Stabilization Registration Fee bill.

Remember to Reregister New Tenancies

The Rent Stabilization Ordinance requires new tenancies to be reregistered with the City within 30 days of a new lease being signed.

Landlords who do not reregister cannot raise rent for the tenant until the tenancy is reregistered. Landlords who raise the rent without reregistering must refund the amount paid by the tenant over the initial rental rate for up to 3 years prior to the date a tenant applies for a refund.

Once the landlord files the required reregistration and repays any rent overcharges, the landlord may apply any Annual General Adjustments denied due to the original non-compliance.

Landlords can verify registered tenancies: (323) 848-6450. *Note:* Reregistration is not required for tenants who moved-in before January 1, 1996.

Registration Fees and the Fee Pass-through

What is the RSO annual rent registration fee program?

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.

MANAGER SERVICES

If the landlord does not reside on the premises, a resident manager is required in all rent-stabilized properties with 16 or more dwelling units on them. The resident owner or manager must maintain regular business hours. The landlord may establish hours other than Monday through Friday from 8:00a.m. to 5:00p.m.; however, the schedule must provide at least four (4) operating hours per day Monday through Friday. The schedule of regular business hours must be posted at or near each public entrance to each building on the property. Tenants may apply for a rent reduction if the services are not provided and the landlord has had a vacant unit to offer a resident manager since the inception of this code.



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8300 Santa Monica Boulevard
West Hollywood, CA 90069

City of West Hollywood facilities are currently closed to in-person services but virtual operations are up and running.

Hours

Mon – Fri, 8AM to 5PM

contact

(323) 848-6450 | RSH@weho.org



weho.org/rent

ANNUAL GENERAL ADJUSTMENT FOR SEPTEMBER 1, 2021 - AUGUST 31, 2022 IS 3.0%

The Annual General Adjustment (AGA) for dwellings on properties with two or more units first occupied or receiving certificate of occupancy prior to July 2, 1979 is 3.0% beginning September 1, 2021.

Although the effective date for the new AGA is September 1, 2021, the AGA cannot be applied until 60 days after the local emergency is lifted. On April 6, 2020, the City Council adopted Urgency Ordinance 20-1103U prohibiting rent increases for dwelling units subject to the AGA beginning April 6, 2020, and through 60-days following the end of the state of emergency related to the COVID-19 pandemic that the City Council declared by resolution on March 16, 2020.

The AGA is 75% of the rise in the Consumer Price Index for Los Angeles-Long Beach-Anaheim all Urban Consumers from May to May rounded to the nearest one-quarter of one percent.

For May 2021 the CPI-U, which is determined by the Department of Labor's Bureau of Statistics, increased 3.893% over May 2020. 75% of the May CPI-U is 2.920%. Rounding to the nearest one-quarter of one percent results in an AGA of 3.0%.

Rent increases cannot be applied through 60 days after the expiration of the local emergency period.

Property Owners may increase rent after the first year, and then once every 12 months after the prior increase. Tenants must be given a written 30-day notice, or written 60-day notice for Section 8 Housing Choice Voucher holders.

Again, this year the 3% AGA cannot be applied until 60 days after the expiration of the local emergency period declared on March 16, 2020.

For questions about permissible rent increases or other rent related items please contact the Rent Stabilization and Housing Information Line by calling (323) 848-6450 or emailing RSH@weho.org.

Download the City's Rent Stabilization Guide | weho.org/rent