



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

SIDE AGREEMENTS NOW PROHIBITED

Effective March 24, 2022, no side agreement charging a fee or rent for the provision of any housing service in a rental unit or common area connected to the use and occupancy of a rental unit shall be permitted in the City of West Hollywood.

Side agreements are those agreements made between landlords and tenants that are not part of the oral or written lease agreement which establishes the base rent. This can include charging additional monthly fees for a parking spot, air conditioning units, and/or other housing services.

For questions, comments, or to report a possible violation regarding this topic, please contact the Rent Stabilization Division at (323) 848-6450 or RSD@weho.org.

REMEMBER TO REGISTER NEW TENANCIES

The Rent Stabilization Ordinance requires new tenancies to be registered with the City in 30 days. Landlords who do not register cannot raise rent for the tenant until the tenancy is registered.

The online service portal allows landlords and their property managers to:

- Register 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>.

REGISTRATION FEES AND THE FEE PASS-THROUGH

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 tenant's 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 prorated 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.

Relocation Fees as of July 1, 2022

Unit Type	Amount
0 Bedroom	\$8,206
1 Bedroom	\$11,588
2 Bedrooms	\$15,609
3 or More Bedrooms	\$20,599
Qualified Tenant (62 or older, disabled, dependent minor child, terminally ill or moderate income)	\$21,724
Lower Income Tenant	\$27,356

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

Rent Increase Freeze and Rent Cap Outreach Initiative

How will the end of the rent increase freeze and a rent cap impact you?

The City of West Hollywood seeks to gauge the impacts of the continuing COVID-19 pandemic, ending the rent increase freeze, and the proposed rent increase cap of 3% for rent stabilized properties.

We encourage those who would be impacted to complete the survey:

Upcoming outreach meetings:

- 9/12, 9/19 & 9/26 Helen Albert Farmers' Market pop-ups @ 9 a.m. to 2 p.m.
- 9/22 Rent Stabilization Commission @ 7 p.m.
- 9/27 Virtual meeting for tenants @ 7 p.m. to 8 p.m.
- 9/28 Virtual meeting for landlords @ 7 p.m. to 8 p.m.
- 9/29 Plummer Park Rooms 5 & 6 for tenants @ 7 p.m. to 8 p.m.
- 10/4 Plummer Park Rooms 5 & 6 for landlords @ 7 p.m. to 8 p.m.

On March 17, 2020, the City of West Hollywood declared a local emergency due to the emerging COVID-19 pandemic crisis. On April 6, 2020, the City Council implemented a rent increase freeze at all rent stabilized properties until 60 days after the local emergency ends.

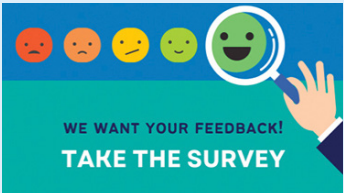
Although the declared local emergency and rent freeze are still in place, at its August 15, 2022 meeting, the City Council asked that staff return in 60 days with a proposal for a date to end the rent increase freeze at some point in the first half of 2023 and to present an amendment to the Rent Stabilization Ordinance capping all future rent increases at no more than 3%. If the City Council were to pass such an amendment, annual rent increases may be lower than 3% in the future, depending on inflation, but rent increases could never exceed that percentage of a tenant's rent during any 12 month period.

For more info, visit weho.org/rent or contact Rent Stabilization at RSD@weho.org or (323) 848-6450

English - To access this survey online, visit: <https://w.eho.city/3wP7jkk>

Español - Para acceder esta encuesta, pulse aquí: <https://w.eho.city/3wP7jkk>

Русский - Чтобы получить доступ к опросу, нажмите здесь: <https://w.eho.city/3wP7jkk>



At the City Council's request, the following survey seeks to gauge the ongoing impacts of the COVID-19 pandemic, ending the rent increase freeze, and the proposed rent increase cap on tenants who reside in, and landlords who own, rent stabilized properties located within the City of West Hollywood.

Questions about this survey may be directed to the Rent Stabilization Division at (323) 848-6450 or RSD@weho.org.



We encourage those who would be impacted to complete the survey.

EVICITION AND LEGAL ASSISTANCE

Legal services are provided at no cost to individuals who live in the City of West Hollywood. Services are provided regardless of immigration status and accessible to tenants with physical disabilities and tenants who speak a language other than English.

Bet Tzedek

To speak to a representative from Bet Tzedek Legal Services please call: (323) 549-5841 or email WeHousingDefense@bettzedek.org.

Coalition for Economic Survival (CES)

For Legal Support contact: HelpingWeHoRenters@gmail.com or (213) 252-4411 Ext. 205

CES hosts weekly virtual legal clinics on Wednesdays

at 6pm and Saturdays at 10am. RSVP via email here: HelpingWeHoRenters@gmail.com to speak with an attorney about your needs.

CES also hosts monthly West Hollywood Tenants' Learn Your Rights Forums in partnership with City staff. The next forum will be held online on Monday September 26, 2022 at 6pm. RSVP here: HelpingWeHoRenters@gmail.com. For future forum dates please check the City Calendar.

The County of Los Angeles Eviction Moratorium Extension will apply to West Hollywood residential tenants through December 31, 2022. Tenants will be protected from most no-fault evictions through December 31, 2022 so long as tenants comply with the law's requirements.



The County of Los Angeles Board of Supervisors enacted enhanced protections at its January 25, 2022 meeting that would cover West Hollywood tenants. Among these protections was a provision that any tenant, regardless of income, could avoid eviction for non-payment of rent due to COVID-19 related reasons from April 1, 2022 through May 31, 2022. As of June 1, 2022, the protection would have applied to any tenant claiming a COVID-19 related hardship whose income fell at or below 80% of the area median income.

Continuation of Phase I

April 1 – May 31, 2022:

The following protections are available to residential tenants in West Hollywood through May 31, 2022 by continuing the residential eviction moratorium for:

1. No-fault evictions (with limited exceptions for owner/relative move-ins);
2. Evictions based on nuisances or for unauthorized occupants or pets whose presence is necessitated by or related to the COVID-19 emergency; and
3. Evictions based on denials of entry except to remedy a dangerous condition or prevent substantial damage to the unit.

In addition to the limited allowance for owner/relatives to move into a unit, an eviction may be authorized when a tenant's occupancy is a threat to public health and safety.

Phase II

June 1 – December 31, 2022:

All protections of Phase I will remain in place during Phase II except that, starting June 1, 2022:

1. With respect to owner move-in eviction criteria, there will no longer be a purchase date requirement, and the requirement that residential tenants can only be evicted if the tenant has not been impacted by COVID-19 will be lifted.
2. The protections for denial of entry expire, except where a landlord's attempts to enter the unit constitute harassment.

Any protections related to non-payment of rent for COVID-19 related reasons are on hold to no sooner than July 1, 2022, unless the legislature takes additional action before that date.

NEW: EFFECTIVE JULY 1, 2022, LOW-INCOME TENANTS MAY BE PROTECTED FROM EVICTION FOR NONPAYMENT OF RENT

Tenant households with income at or below 80% Area Median Income (AMI) due to COVID-19 financial hardship and unable to pay rent beginning July 1st may be protected from eviction. Income limits are established by the [California Department of Housing and Community Development guidelines](#). (effective May 13, 2022). A table of qualifying tenant household incomes can be found online at weho.org/rent.

Qualifying tenants must provide notice of inability to pay rent to the landlord [within 7 days of rent being due](#).

Tenants may download the template notice to landlord of inability to pay rent due to COVID-19 on our website weho.org/rent

Please note: The County's COVID-19 Tenant Protections Resolution does not cancel or stop the rent from being owed, or stop the accumulation of rent that is owed during the protections period. Tenants should pay if they can and are encouraged to work out a payment plan with their landlord during and after the termination of the COVID-19 Tenant Protections Resolution.

For additional information about this protection and more about the LA County COVID-19 Tenant Protections Resolution, visit: [LA County Department of Business and Consumer Affairs](#) or call (800) 593-8222.

Residential Off-Street Parking May Not be Rented Out

Per West Hollywood Municipal Code (WHMC) Section 19.28.030(D)(4), on-site, off-street parking cannot be rented out to non-residents. In other words, parking for residential uses shall be maintained for the exclusive use of occupants and their guests.



RENT STABILIZATION NEWS

Property Owners Newsletter | Summer/Fall 2022

West Hollywood City Hall
8300 Santa Monica Boulevard
West Hollywood, CA 90069

City Hall Appointments

Visit weho.org/appointments to schedule an in-person or virtual appointment. Walk-ins welcome.

Hours

Mon-Thur, 8:00AM to 6:00PM
Fri, 8:00AM to 5:00PM

Contact

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



weho.org/rent

COMMUNITY SAFETY AND WELL-BEING STRATEGY

The City of West Hollywood is developing a Community Safety and Well-Being Strategic Plan. It will bring three broad service areas together in support of community members: **1) Law enforcement and emergency response; 2) Neighborhood livability; and 3) Health and human services.** Learn more and sign up to receive updates at www.weho.org/cswb.



RENT FREEZE REMAINS IN EFFECT SUBJECT TO FURTHER COUNCIL ACTION

ANNUAL GENERAL ADJUSTMENT FOR SEPTEMBER 1, 2022 – AUGUST 31, 2023 WOULD BE 6.0%

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 would have been 6.0% beginning September 1, 2022. Although the effective date for the new AGA is September 1, 2022, 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 2022 the CPI-U, which is determined by the Department of Labor's Bureau of Statistics, increased 8.007% over May 2021. 75% of the May CPI-U is 6.005%. Rounding to the nearest one-quarter of one percent results in an AGA of 6.0%.

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

Generally, 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 6% 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 Information Line by calling (323) 848-6450 or emailing RSD@weho.org.

The City needs your input! See page 2 for more information about the Rent Increase Freeze & Rent Increase Cap Feedback Survey.