

REPEAL OF RENT INCREASE FREEZE |

**RENT INCREASES PERMITTED
BEGINNING MARCH 1, 2023** |

On April 6, 2020, consistent with measures to protect tenants from the impacts of the emerging COVID-19 crisis, the City Council adopted Urgency Ordinance No. 20-1103U. The Urgency Ordinance included, among other things, a provision that prohibited the application of the permitted annual rent increase, known as the annual general adjustment, or “AGA”, to rent stabilized tenancies from that date until sixty days after the expiration of the local emergency period.

Although the local emergency remains in effect, on November 7, 2022, the City Council adopted Ordinance No. 22-1194 which states that to ensure certainty for landlords and tenants, acknowledge the changing nature of the COVID-19 crisis, and to ensure that landlords receive a just and reasonable return, it was necessary and appropriate to repeal the rent increase freeze effective March 1, 2023.

Per Ordinance No. 22-1194, no rent increases may take effect until March 1, 2023. Landlords may, however, begin issuing rent increase notices prior to that date in order to comply with state and local noticing requirements.

| EFFECTIVE MARCH 1, 2023

| 3% CAP ON RENT INCREASES

Ordinance No. 22-1194 also updated the Rent Stabilization Ordinance to limit AGAs to a maximum of three percent (3%). For rent increase notices issued to rent stabilized tenancies implementing the AGA on or after March 1, 2023 through August 31, 2023, the increase maximum is 3%. Future AGAs will be announced by the Rent Stabilization Commission on or before July 1, 2023 in accordance with the formula set forth in the Rent Stabilization Ordinance.

The AGA is calculated as seventy-five percent (75%) of the rise in the Consumer Price Index (CPI) for Los Angeles-Long Beach-Anaheim all Urban Consumers from May of the prior year to May of the current year. The amount of the permitted increase is then rounded to the nearest one-quarter of one percent. If the CPI decreases, no increased or decreases in rents are authorized. If the CPI increases by four percent or more, the AGA shall now be limited to a maximum of three percent.

Property owners may apply the AGA no sooner than one year after a tenancy commences, and then once every 12 months after the prior rent increase. Tenants must be given a written 30-day notice, or written 60-day notice for Section 8 Housing Choice Voucher holders.

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RENT STABILIZATION NEWS

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NO SMOKING PROVISION TAKING EFFECT

IN COMMON AREAS OR IN DWELLING UNITS

Beginning January 1, 2023, smoking tobacco is prohibited in all common areas, on private balconies and private patios, and inside all new and existing units in multi-family dwellings (Chapter 7.10 of the West Hollywood Municipal Code). For questions or resources, please contact the Neighborhood and Business Safety Division at (323) 848-6375 or by email at code@weho.org or visit the City's Smoking Cessation Resource page at weho.org/smokinginfo.

A violation of this law cannot be used as grounds for eviction, nor can it serve as the basis for a unilateral change by a landlord to the terms and conditions of any tenancy, but tenants should be aware that the specific terms of their lease may restrict smoking and constitute grounds for eviction if violated.

COMMUNITY UPDATES



Maple Counseling provides free and low-cost comprehensive mental health services to individuals of all ages, couples, and families. To learn more about services and eligibility, call (310) 271-9999 or visit www.maple4counseling.org.

НА РУССКОМ:


- 7 ноября 2022 г. городской совет принял Постановление № 22-1194, отменяющее мораторий на повышение арендной платы с 1 марта 2023 г. Местное чрезвычайное положение остается в силе.
- Для уведомлений о повышении арендной платы, вступивших в силу с 1 марта 2023 г. по 31 августа 2023 г. или позднее, максимальное увеличение составляет 3%.
- С 1 января 2023 года курение табака запрещено во всех местах общего пользования, на частных балконах и в частных патио, а также во всех новых и существующих единицах многоквартирных домов. что нарушение данного правила само по себе не может служить основанием для выселения.

EN ESPAÑOL:

- El 7 de noviembre de 2022, el Consejo de la Ciudad adoptó la Ordenanza No. 22-1194, que deroga el congelamiento del aumento a la renta a partir del 1 de marzo de 2023. La emergencia local sigue vigente.
- Para avisos de aumento a la renta vigentes a partir del 1 de marzo de 2023 hasta el 31 de agosto de 2023, el aumento máximo es de 3%.
- A partir del 1 de enero de 2023, está prohibido fumar tabaco en todas las áreas comunes, en balcones privados y patios privados, y dentro de todas las unidades nuevas y existentes en viviendas multifamiliares. Una violación de esta regla por sí misma no puede constituir motivo de desalojo.

For more information contact:
для получения дополнительной
информации обращайтесь:
Para mas informacion contacte:

City of West Hollywood
Rent Stabilization Division

 **Phone: (323) 848-6450**
 **Email: rsd@weho.org**
 **www.weho.org/rent**

