



**RENT STABILIZATION
CITY OF WEST HOLLYWOOD**

RENT STABILIZATION NEWS

Tenants Newsletter - Summer 2023

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-Thu, 8:00AM to 6:00PM
Fri, 8:00AM to 5:00PM

Contact

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



weho.org/rent

HIGH HEAT ADVISORY

West Hollywood is no stranger to warm weather, but our weather is changing—including more dangerously hot days. Heat is the deadliest weather event in the U.S. and can cause serious illness, so make a plan and take extra care to prevent yourself from getting sick. For resources on staying cool, locations of cooling centers in the City, and utility assistance and incentive programs, visit go.weho.org/highheat.

RENT CAN ONLY BE INCREASED ONCE A YEAR UP TO THE AGA

If a Rent Increase was issued earlier this year, your landlord may NOT issue another rent increase until 12 MONTHS have passed.

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.

Annual General Adjustment for 9/1/2023 – 8/31/2024 is 2.50%

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 2.50% beginning September 1, 2023.

The authorized percentage increase is equal to 75% of the May-to-May percent increase in the Los Angeles-Long Beach-Anaheim Consumer Price Index for All Urban Consumers (CPI-U) for All Items, rounded to the nearest quarter of one percent (0.0%, 0.25%, 0.50%, or 0.75%).

For May 2023 the CPI-U, which is determined by the Department of Labor's Bureau of Statistics, increased 3.176% over May 2022. Seventy-five

percent of the May CPI-U is 2.382%. Rounding to the nearest one-quarter of one percent results in an AGA of 2.50%.

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.

The AGA can only be applied if the landlord has completed the following:

- Registered the tenancy;
- Paid the annual rent registration fees

To verify if your tenancy is registered:

(323) 848-6450 | email rsd@weho.org.



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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.

RELOCATION FEES as of July 1, 2023

Unit Type	Amount
0 Bedroom	\$8,680
1 Bedroom	\$12,258
2 Bedrooms	\$16,511
3 or More Bedrooms	\$21,790
Qualified Tenant (62 or older, disabled, dependent minor child, terminally ill or moderate income)	\$22,980
Lower Income Tenant	\$28,937

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.

TENANTS, KNOW YOUR RIGHTS!

Monthly Educational Forums

The City of West Hollywood has partnered with the Coalition for Economic Survival (CES) to present monthly educational forums for residents to learn about tenant rights and available resources. All forums are free to attend and occur online.

Upcoming dates include:

- Tue, Aug 29th, 6pm
- Tue, Sept 26th, 6pm

To register, please contact (323) 848-6480 or email yspiteri@weho.org.

REGISTRATION FEES AND THE FEE PASS-THROUGH

What is the annual rent registration fee? It is a per unit fee billed to landlords of residential rental 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, and no part is passed-through to tenants.

Do you need assistance in finding community resources, coordinating services, and receiving help at home?

The West Hollywood Comprehensive Service Center, a program of Jewish Family Service LA, offers services to West Hollywood community members aged 55+ and younger disabled adults aged 18 and older. Services include:

- ▶ Information about available resources and referrals to government benefits
- ▶ Assistance with form completion and client advocacy
- ▶ Case management for younger disabled adults, older adults, and Survivors of the Holocaust
- ▶ Telephone Reassurance: Client wellness check via phone calls
- ▶ CONNECT: A volunteer transportation assistance program
- ▶ Hoarding reduction services
- ▶ Home Secure (grab bar installation and other safety devices)

Please feel free to contact us about the tenants who are of concern to you or inform them to contact us directly at (323) 851-8202 and to request a social worker at intake.


JEWISH FAMILY SERVICE LA

For more information contact
West Hollywood Comprehensive Service Center
7377 Santa Monica Blvd.
West Hollywood, CA 90046
(323) 851-8202

**GO ELECTRIC,
WEST HOLLYWOOD!**

Only electric or battery operated leaf blowers are allowed in WeHo. Gas-powered leaf-blowers are prohibited with fines up to \$500.

WEHO.ORG/NEWS
Download the "City of WeHo" app to submit requests and learn more about City services

**CITY OF WEST HOLLYWOOD
INCREASES OUTREACH TO RESIDENTS
AND PROPERTY OWNERS ABOUT
'GOOD NEIGHBOR' POLICIES**

In response to community concerns, the City is stepping up efforts to remind residents and property owners about certain regulations.

- The use of gas-powered leaf-blowers is prohibited in the City of West Hollywood, and only electric or battery-operated leaf-blowers are allowed.
- It is prohibited to leave trash and recycling bins indefinitely next to the curb. Bins may only be placed at the curb after 5:30 p.m. the day before collection and must be removed by 8 p.m. on collection day.
- Vegetation that is not cut back and extends into the sidewalk or street areas is also a violation, as it obstructs pedestrians and vehicles.
- For large items that need to be picked up, residents may call Athens Services at (888) 336-6100, submit a request on their website or online Bulky Item form: <https://athensservices.com/bulky-item-pickup/>.

The City's Code Enforcement team is available to address a range of residential neighborhood concerns, such as noise, property maintenance, construction, and zoning.

If community members have concerns, they can submit a Service Request on the City's website or through the West Hollywood Official App. Residents may also contact the Code Enforcement team. **(323) 848-6516 | email: code@weho.org**.

**UPDATES
RENT STABILIZATION ORDINANCE**

On May 1, 2023 the city council adopted Ordinance No. 23-13 which included, among others, the following amendments to the Rent Stabilization Ordinance (RSO):

Amendment to Prohibit Restrictions on Dog Breeds

As long as a pet dog is allowed under the tenancy agreement or local, state, and federal laws, a landlord cannot prohibit any specific breed of domesticated dog. However, if a tenant's dog disturbs the peace or poses a threat to other residents' health, safety or welfare, it may be considered a nuisance. If a landlord has a good reason, such as a violation of property insurance policies or rental unit restrictions, they can apply for an exemption to exclude a particular breed or breeds of dogs with the Department. *The full text of this amendment can be found in West Hollywood Municipal Code (WHMC) Section 17.52.150.*

Amendment allowing the use of Reusable Tenant Screening Reports ("RTSR")

If an applicant for a rental unit provides a comprehensive reusable tenant screening report to a landlord, the landlord must accept it. However, the landlord may request that the applicant confirm that the information in the report has not changed materially. It is also permissible for a landlord to accept a reusable tenant screening report that does not meet the requirements of a comprehensive reusable tenant screening report. If an applicant provides either type of report, the landlord cannot charge the applicant a fee for accessing the report or for application screening.

The full text of this amendment can be found in West Hollywood Municipal Code (WHMC) Section 17.52.160.

Right of First Refusal for an On-Site, Off-Street Parking Space Removed for a Permitted Reason

In the event that a parking space needs to be removed for government compliance or to build an accessory dwelling unit (ADU), the landlord must offer the tenant whose parking is affected a one-time right of first refusal to obtain the next available on-site off-street parking space. This offer includes any parking space that becomes available after the first vacancy of a rental unit that included on-site, off-street parking. If multiple tenants are affected, the landlord must offer the right of first refusal based on the following order of precedence: (i) disabled tenants based on seniority of tenancy, (ii) senior citizen tenants based on seniority of tenancy, and (iii) seniority of tenancy for all other tenants. *The full text of this amendment can be found in West Hollywood Municipal Code (WHMC) Section 17.52.120.*

If you have any questions regarding these amendments or would like to read the complete ordinance text, please visit weho.org/rent.

You can also get in touch with the Rent Stabilization Division at **(323) 848-6450** or RSD@weho.org.

COMMUNITY ANNOUNCEMENTS

WEST HOLLYWOOD DAY CELEBRATING 39 YEARS OF CITYHOOD

Save the date for West Hollywood Day on WEDNESDAY, NOVEMBER 29, 2023!
The community is invited to morning and evening events highlighting West Hollywood's community spirit and civic pride. For more information, www.weho.org/wehoday.

City of West Hollywood Recreation Services Division

The Recreation Services Division offers a wide variety of programs, events, and services for the community to enjoy year-round. Check out our website for the Rec Reader and registration information: weho.org/recreation.

- Tot, youth, teen, and adult programs
- Senior programs
- Farmers' Market
- Aquatic programs
- Sports leagues
- Excursions
- Special Events
- More!



Connect with us!
@WeHoRec

For more information, visit weho.org/recreation or call (323) 848-6308.

FRIENDS RESEARCH INSTITUTE, INC.

provides HIV risk reduction educational outreach to gay, bisexual, and transgender persons and outpatient substance use treatment for gay and bisexual men who use methamphetamine.

(323) 463-1601 | friendscommunitycenter.org

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.

**CITY OF WEST HOLLYWOOD MINIMUM WAGE
EFFECTIVE JULY 1, 2023**
ADMINISTERED BY THE CITY OF WEST HOLLYWOOD AND SPECIFIED BY WEST HOLLYWOOD MUNICIPAL CODE (WHMC) CHAPTER 5.130 ADOPTED NOVEMBER 15, 2021

WEST HOLLYWOOD MINIMUM WAGE
EFFECTIVE: JULY 1, 2023 - JUNE 30, 2024
\$19.08 PER HOUR
FOR ALL BUSINESS TYPES

LEAVE PROVISIONS
EFFECTIVE: JULY 1, 2022
COMPENSATED TIME OFF 96 HOURS PER YEAR
UNCOMPENSATED TIME OFF 80 HOURS PER YEAR
PART-TIME EMPLOYEES SHALL ACCRUE COMPENSATED AND UNCOMPENSATED TIME OFF ON A PRO-RATED BASIS

WEHO.ORG/WAGE • (323) 848-6429 • BUSINESS@WEHO.ORG

Don't have
air conditioning
at home?

Protect yourself from heat-related illness with our tips for cooling off and being safe at home when it's hot.

LARC County of Los Angeles
Public Health

Cooling Off

- When it's cooler outside than inside, use a fan with a window open to bring in cooler air.
- Stay hydrated and don't wait until you're thirsty to drink.
- Take cool showers or baths.
- Use your stove and oven less to avoid heating your home when it's already warm.
- Spend some time during the hottest time of day at a library, community center, shopping mall or other air conditioned space. If you need help finding a cool space, call 2-1-1.

Prep Your Home

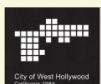
- Having trouble affording your energy bills? See if you qualify for assistance from the Low Income Home Energy Assistance Program (LIHEAP).
- Want to lower your utility bills? Check out the Weatherization Assistance Program (WAP) which helps low-income households get energy efficiency upgrades at no cost.
- Re-roofing? Install a "cool roof" to save on energy costs and keep your home cooler.

CURB THAT ENTHUSIASM!

Bins can be placed at the curb after 5:30 PM the day before collection, and must be at the curb no later than 6 AM on collection day. Remove from curb by 8 PM on collection day to avoid fines up to \$1,000.

WEHO.ORG/NEWS

Download the "Official City of West Hollywood" app to submit requests and learn more about City services



REQUEST A PICKUP, WEST HOLLYWOOD

To schedule a bulky item pickup, contact Athens Services at 1-888-536-6100 or use their online form. Place the item on the curb on your regular trash day after scheduling.

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