



RENT STABILIZATION NEWS

RENT STABILIZATION CITY OF WEST HOLLYWOOD

RENT STABILIZED PROPERTIES NEWSLETTER/WINTER 2023 - 2024

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

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



weho.org/rent

Если вы не понимаете чего-либо в этом тексте, позвоните в Департамент рент-контроля по тел. (323) 848-6450, и оставьте сообщение на русском языке.

Si no entiende alguna parte de esta notificación, por favor llame al Departamento al (323) 848-6450 y pida hablar con un intérprete en español.

SECURITY DEPOSIT INTEREST PAYMENTS REQUIRED IN JANUARY 2024 DETERMINED TO BE 5%

West Hollywood Rent Regulations require landlords to pay tenants interest on the amount held on deposit. The security deposit interest for calendar year 2023 is 5.00%.

The deposit interest rate is determined by averaging savings account rates paid by five online FDIC insured banks, and rounding that average to the nearest one tenth of one percent.

The banks and the rates used to determine the rate are:

Popular Direct, 5.15%;

Tab Bank, 5.02%;

Salem Five Direct, 5.01%;

Valley Direct, 5.00%;

DollarSavingsDirect, 5.00%.

Interest should be paid in January by the landlord, for the previous calendar year. From 2012-2021, the interest rate

was 0.00%, therefore no money was due back to tenants. The interest rate in 2022 was 1.70%

The enclosed security deposit interest rate form can be used to calculate the correct Security Deposit Interest. Additional forms are available on our website at www.weho.org. Owners should use them to pay tenants by the end of January 2024. Tenants can use the form to let the landlord know they are withholding unpaid interest from the rent in February or a subsequent month. It is a good idea to keep a copy of the completed form for your records.

This is also the correct form to use in the event a tenant moves out after living in the unit for only part of 2024. If a tenant moves out in 2024, the correct percentage rate would be 5.00%. The form shows how to prorate for each full month that the tenant lives there.

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.

ANNUAL 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).

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.

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.

Rent Increases in Rent Stabilized Units in West Hollywood

The Annual General Adjustment (AGA) for rent stabilized properties in West Hollywood is currently 2.50%.

Though this rate is effective September 1, 2023 through August 31, 2024, the AGA **cannot be applied** until 12 months from the last time the rent was increased.

For example, those units that had rent raised in March of 2023 would be eligible for another rent increase in March of 2024.

IN ORDER FOR A RENT INCREASE TO BE VALID:

- a) it must be 12 months since the last rent increase, and
- b) the unit must be properly registered, and
- c) the tenancy must be properly re-registered, and
- d) the owner must be current on rent stabilization fees owed to the City.

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. Based on a law recently passed by the City Council, the increase cannot exceed 3%.

Tenants must be given a written 30-day notice or written 60-day notice for Section 8 Housing Choice Voucher holders. The Rent Stabilization Division provides blank rent increase notices which are available on our website at www.weho.org.

When increasing rent, it is important that registration fees not be included in the calculation. Before the increase calculation, the \$6.00 registration fees are subtracted and after the calculation, they are added back. (Section 8 tenants do not pay registration fees.)

For instructions on how to calculate a rent increase, landlords are encouraged to use the City provided form at www.weho.org

SAMPLE OF CITY FORM

ONLY ONE RENT INCREASE IS PERMITTED PER 12-MONTH PERIOD. IF AN INCREASE WAS ISSUED EARLIER THIS YEAR, ANOTHER ONE CANNOT BE ISSUED UNTIL 12 MONTHS HAVE PASSED

30-DAY NOTICE OF CHANGE IN TERMS OF TENANCY

TO: _____
name(s)

Tenant(s) in possession of the premises at: _____
Street Address and Unit Number

City of West Hollywood, County of Los Angeles, California
In accordance with West Hollywood Municipal Code Chapter 17.36, the terms under which you occupy these premises are being changed. **During the period beginning September 1, 2023 and ending August 31, 2024, WHMC Sec. 17.36.020 authorizes a rent increase not to exceed 2.50%.** Because you have lived at these premises for at least 12 months, or it has been at least 12 months since you were last issued a rent increase, your rent is being increased as follows:

Rent Increase Calculation		<i>Example:</i>
1	Current Monthly Rent: (A) \$ _____ <small>(NOT including the \$6 monthly pass-through registration fee)</small>	A) \$1000
	x 0.025	x 0.025
	General Adjustment of 2.50% (percent)	=
2	Total Rent Increase: (B) \$ _____	B) \$25
3	New Rent Total: (C) \$ _____ <small>(NOT including the \$6 monthly pass-through registration fee)</small> <small>(Add lines A + B)</small>	C) \$1025
4	Add the \$6 pass-through registration fee (D) + \$6	D) +\$6
	NEW MONTHLY RENT PAYMENT: (E) \$ _____	E) \$1031
	<small>(Add lines C + D)</small>	<small>(Add lines C + D)</small>

This change in terms of tenancy shall become effective on _____, 20____
which is at least 30 days from the date you received this notice.

I certify that this property is in compliance with all provisions of the West Hollywood Rent Stabilization Ordinance and Regulations, including, but not limited to, payment of all applicable registration fees and penalties.

Signature Owner/Agent _____ Date _____, 20____

Print Name _____

For information or copies of this form contact: City of West Hollywood Phone: (323) 848-6450
 Rent Stabilization Division Email: rsd@weho.org
www.weho.org/rent

Code Enforcement - Proactive Inspections

DEAR PROPERTY OWNERS AND TENANTS,

The West Hollywood City Council has directed Code Enforcement (HousingInspections@weho.org) to conduct proactive inspections of all rent-stabilized units in West Hollywood. In the following months, the Code Enforcement team will be reaching out to you with specific dates and time windows to come to your properties. Your cooperation in providing us access to all units and common areas will be much appreciated. The issues we will be addressing are:

- Accumulation of trash.
- Dead or dying vegetation.
- Peeling paint in excess of 4 square feet of the entire façade.
- Cracked or raised walkways creating tripping hazards.
- Cracked or broken stucco or plaster on the walls.
- Deteriorated fences and walls.
- Inoperable elevators.
- Deteriorated stairways, doors, or other means of emergency exits.
- Holes in the subterranean garage ceiling.
- Plumbing leaks.
- Water heaters not vented properly or not strapped to the walls or without temperature pressure relief drains.
- Inoperable wall heaters.
- Deteriorated or inoperable electrical outlets.
- Deteriorated windows, window screens, or doors.
- Deadbolts requiring a key on the inside (they must have a knob that the tenant can open quickly to get out of the apartment in case of emergency).
- Missing or inoperable smoke or carbon monoxide alarms:
 - A typical single unit must have 1 smoke alarm and 1 carbon monoxide alarm:**
a combination alarm detecting both smoke and carbon monoxide may be used
 - A typical one-bedroom unit must have 2 smoke alarms and 1 carbon monoxide alarm:**
smoke alarms: 1 in the bedroom, 1 in the hallway, carbon monoxide alarm: at minimum 1 in the hallway.
 - A typical two-bedroom unit must have 3 smoke alarms and 1 carbon monoxide alarm:**
smoke alarms: 1 in each bedroom, 1 in the hallway, carbon monoxide alarm: at minimum 1 in the hallway.
 - Combination alarms detecting both smoke and carbon monoxide are encouraged for all locations.**

In addition, we will also be checking that properties with 5 or more units have a notice conspicuously displayed in the common area with:

- Emergency telephone numbers for the owner, the resident manager, or other responsible person.
- Information that the property is: (i) subject to the provisions of the Rent Stabilization Ordinance of the City of West Hollywood; (ii) that a copy of the ordinance and information about the maximum allowable rent that may be charged for each unit may be obtained from the Department of Rent Stabilization; (iii) the Department's telephone number; and (iv) the following statement: "This property is also subject to Chapter 17.52 of the City of West Hollywood Rent Stabilization Ordinance, which includes, but is not limited to, the protections related to eviction and the prohibition against tenant harassment." (This information should be written in English, Spanish & Russian, and the translations can be obtained from the Rent Stabilization Department at rsd@weho.org.)

Finally, we will be checking that in addition to the above information, properties with 16 or more units have also a posted notice near the public entrance to each building on the property with the onsite manager's regular business hours.

Thank you for your cooperation,

Code Enforcement Team

(323) 450-7115 HousingInspections@weho.org

Please direct questions about Code Enforcement to HousingInspections@weho.org or (323)450-7115.



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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

A tenant can file for a hearing so that the rent is reduced until the necessary maintenance is performed.



MAINTENANCE STANDARDS, HEARING PROCESS, MEDIATION

In Rent Stabilized Properties Landlords must:

- Paint the interior of units every 4 years and paint building exteriors every 7 years;
- Replace carpet, window coverings, linoleum, vinyl floors, tile and wall paper, if provided, every 7 years;
- Maintain appliances in good working order;
- Comply with applicable Building, Housing and Health Codes.

In the event a tenant needs to have work done, they should ask the landlord in writing, and keep a copy of the written, dated request.

- The request should be written in such a way that a someone who is not the landlord or tenant (the Hearing Examiner) will understand what is

being requested. A helpful form can be accessed at www.weho.org: [Request for Maintenance/Restore Housing Services](#).

- A tenant must give the landlord a written request for repairs and wait 30 days, unless the landlord says the work will not be performed. If the landlord does the work before the 30 days are up, then the tenant should not file for a hearing. If a landlord and tenant do not agree and wish to have help discussing the issue they may ask for assistance from the mediator. This is a free service through Rent Stabilization.
- If the landlord shows the tenant prevented the maintenance being done, the hearing examiner may not order a rent reduction, or if determining compliance with a maintenance order, may order a rent reduction restored.