



RENT STABILIZATION NEWS

CITY OF WEST HOLLYWOOD RENT STABILIZATION

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

BET TZEDEK: KNOW YOUR LEGAL RIGHTS

I want to make sure my tenant is keeping their unit clean. If I give them 24 hours' notice, can I enter their unit?

Under California law, landlords can only enter rental units under specific circumstances. General inspection, like making sure the rental unit is clean, is not included.

Reasons include:

- an emergency; the tenant has surrendered or abandoned the unit;
- to make necessary or agreed-upon services, repairs, decorations, alterations, or other improvements;
- to show the rental unit to prospective tenants, purchasers, or lenders;
- to provide entry to perform work on the unit;
- to conduct an initial inspection requested by the tenant before the end of the tenancy;
- if a court order permits the landlord to enter;

- to install, repair, replace, maintain, or read the submetering of water service;
- to inspect elevated balconies/decks;
- to inspect an area where the resident is engaging in personal agriculture;
- to repair, test and/or maintain smoke or carbon monoxide detectors;
- or to inspect the installation of a tenant's waterbed after the installation has been completed, and periodically after that to assure that the installation meets the requirements of the law.

Reasonable advance notice is required and must be in writing.

It must state the date, approximate time, and purpose of entry and be only during normal business hours (generally, 8 a.m. - 5 p.m. 7 days/week). Notice to enter must be completed in one of the following manners:

- personally delivered to the tenant;
- left at the unit with a person of suitable age and discretion;

- left on, near, or under the unit's usual entry in a conspicuous manner;
- or mailed to the tenant. The law considers 24-hour advance written notice to be reasonable in most situations.

There are instances when advance written notice is not required:

- responding to an emergency;
- tenant is present and consents;
- tenant has moved out or abandoned the unit;
- landlord and tenant orally agreed to the date and approximate time when landlord may enter to make agreed-upon services or repairs, not to exceed one week of oral agreement.

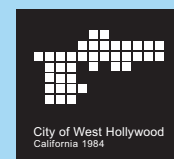
*There are additional special rules related to entry not detailed in this article.

*This article does not constitute legal advice. Reading this article does not create an attorney-client relationship between Bet Tzedek Legal Services and the reader. The legal information in this article is current through May 2024.



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weho.org/rent

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.

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.

For resources on staying cool, locations of cooling centers in the City, and utility assistance and incentive programs, visit go.weho.org/highheat.

ANNUAL GENERAL ADJUSTMENT FOR SEPTEMBER 1, 2024 – AUGUST 31, 2025 IS 3%

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%** beginning September 1, 2024.

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 2024 the CPI-U, which is determined by the Department of Labor's Bureau of Statistics, increased 3.88% over May 2023. Seventy-five percent of the May CPI-U is 2.91%. Rounding to the nearest one-quarter of one percent results in an AGA of 3%.

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 and for questions about permissible rent increases please contact Rent Stabilization or visit us at City Hall.

Rent Stabilization Information Line:
(323) 848-6450
RSD@weho.org

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).

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.

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, 2024

Unit Type	Amount
0 Bedroom	\$9,087
1 Bedroom	\$12,833
2 Bedrooms	\$17,285
3 or more Bedrooms	\$22,812
Qualified Tenant <small>(62 or older, disabled, dependent minor child, terminally ill or moderate income)</small>	\$24,058
Lower Income Tenant	\$30,294

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 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):

Full text of these amendments can be found in the West Hollywood Municipal Code (WHMC) sections delineated below.

Tenancy and Building Registration Requirements now apply to most non-rent stabilized rental properties

All rental properties that are subject to rent limits under the City of West Hollywood’s RSO are currently required to be registered with the City. On February 22, 2022, the City Council of the City of West Hollywood adopted Ordinance No. 22-1177 which requires that, beginning in 2023, most properties with rental units that are not currently subject to rent limits under the RSO must now also follow the registration and re-registration process. [Section 17.28.050](https://ecode360.com/43911977)
<https://ecode360.com/43911977>

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. [Section 17.52.150.](https://ecode360.com/43912471)
<https://ecode360.com/43912471>

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

If a tenant 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. [Section 17.52.160](https://ecode360.com/43912472)
<https://ecode360.com/43912472>

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. [Section 17.52.120.](https://ecode360.com/43912441)
<https://ecode360.com/43912441>

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

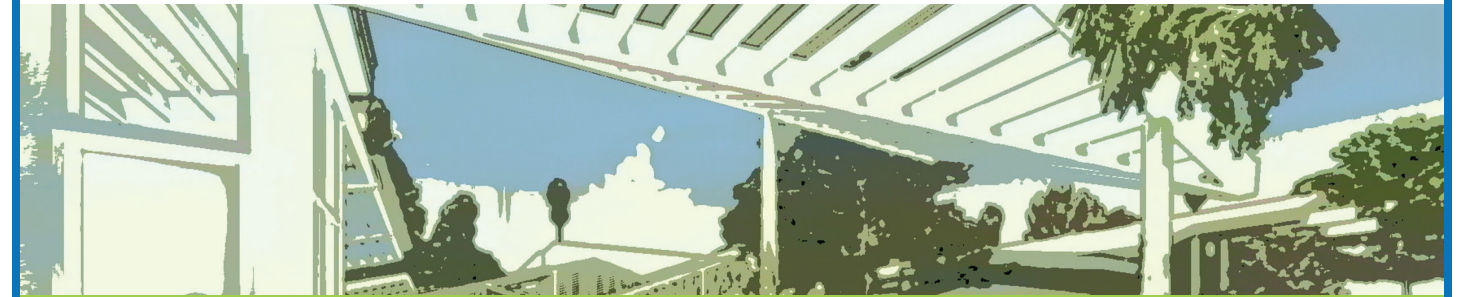
NEW SECURITY DEPOSIT LAW

Effective July 1, 2024, with the passage of AB 12, all security deposits in California will now be limited to one month’s worth of rent – regardless of the furnished or unfurnished status of the unit.

Exception: Under this new law, a landlord who rents residential property can demand up to the equivalent of two months rent as a security deposit,

if the landlord meets both of the following requirements: 1) the landlord is a natural person or a LLC in which all members are natural persons and

2) the landlord owns no more than two residential rental properties that collectively include no more than four dwelling units offered for rent.



THE CITY IS SEEKING FEEDBACK ON IMPROVING EFFICIENCY AND PERFORMANCE OF BUILDINGS

THE CITY OF WEST HOLLYWOOD IS WORKING TO ACHIEVE CARBON NEUTRALITY BY 2035, ADAPT TO CLIMATE CHANGE, AND FOCUS ON EQUITY AND QUALITY-OF-LIFE OUTCOMES FOR THE WEST HOLLYWOOD COMMUNITY.

Energy use from buildings is one of the City’s most significant sources of greenhouse gas emissions. Creating equitable building policies is a crucial strategy for achieving climate and equity goals. Energy-related building policies set goals that help ensure existing buildings are more energy-efficient and sustainable.

Many of West Hollywood’s buildings were constructed before modern energy efficiency standards. Imagine a city where all buildings and all residents, regardless of income, get support to improve comfort, safety, and efficiency. Equitable building policies help ensure that improvements are made thoughtfully so that people living in all kinds of buildings can benefit without facing unfair financial burdens.

For more information about the WeHo Climate Action Plan visit weho.org/climateaction.

WHAT ARE THE BENEFITS OF EFFICIENT AND HEALTHY BUILDINGS?

\$ The potential to reduce energy bills to save community members money.

Energy-efficient buildings use less energy.

🌬️ Create healthier homes and buildings.

Switching from gas appliances to electric improves indoor air quality. Efficient buildings passively keep indoor air temperatures comfortable and require less energy to heat and cool.

☁️ Reduce emissions and reliance on fossil fuels.

Pairing energy efficiency with solar and electricity storage maximizes environmental benefits so West Hollywood can lead the way in addressing climate change and curbing pollution.

🛡️ Better resilience in case of extreme weather events.

Locally generated and storable renewable energy keeps the power on during bad weather or power grid failure.

YOUR FEEDBACK MATTERS!

The City wants to hear from you to understand how energy performance can best be achieved while advancing equity. Your feedback is important to ensure the City considers historic injustices around housing access, is aligned with its goals to prioritize the health and safety of tenants, and offers renters an opportunity to co-design outcomes in the buildings you call home.

Please share your thoughts through the following survey:



go.weho.org/ebpssurvey

The survey will remain open between now and August 2, 2024.

By taking the survey, you can also receive updates about the equitable building policies being considered and future City project office hours to learn more and share additional feedback.