



Security Deposit Interest Rate Is .25% for 2011

The interest rate to be paid to tenants on security deposits held by landlords during 2011 is .25% (one-quarter of one percent), under the formula set by the City's Rent Stabilization Regulations.

The formula requires that the interest rate paid by five local banks for regular savings accounts on July 1 every year is averaged and rounded to the nearest one-quarter of one percent.

Here are the banks used and their applicable July 1, 2011 savings interest rates.



Bank of America	.05%
Wells Fargo Bank	.05%
Citibank	.1%
One West Bank	.399%
US Bank	.05%

The average is .1298%, and rounding to the nearest one-quarter of one percent arrives at the .25% result.

For complete details on the City's security deposit interest requirements, and help in calculating deposit interest amounts, see the Annual Interest On Security Deposits factsheet enclosed with this newsletter.

For additional questions or factsheets, contact a Rent Information Coordinator at (323) 848-6450 or rsd@weho.org.

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.

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

City Council Passes Ordinance Clarifying Existing Tenants' Rights Regarding Smoking

The State of California recently enacted SB 332, effective January 1, 2012, which allows landlords to prohibit smoking on their property. However, the bill respects local ordinances governing landlord/tenant relations.

In West Hollywood, the Rent Stabilization Ordinance prohibits unilateral changes in terms of tenancy (i.e. changes that are approved by the landlord but not the tenant).

Therefore, landlords cannot make changes to existing tenancies to pro-

hibit smoking where such restrictions did not exist before.

To avoid any confusion resulting from the new State law, and to clarify existing tenant rights, the City Council adopted an ordinance in November that reinforced tenants rights with regard to imposition by landlords of new rules prohibiting smoking.

The ordinance prohibits a property owner from changing the terms of tenancy, including the imposition of a rule or

regulation prohibiting smoking, without the tenant's consent. It also specifically states that smoking, in and of itself, does not constitute a nuisance.

Remember, the City's Rent Stabilization Ordinance prevents a landlord from unilaterally changing the terms of a tenancy with a 30-Day Notice. Changes to an existing tenancy must be in writing and signed by both parties.

If you have questions, please contact Rent Stabilization at (323) 848-6450 or rsd@weho.org

List West Hollywood Vacancies On the City's Rental Referral List

List your available West Hollywood rentals on the Rent Stabilization Department's Residential Rental Referral List. It is a free and effective way to reach prospective tenants and quickly fill your vacancies.

Published every Thursday morning, the Referral List is distributed at West Hollywood City Hall, Plummer Park, West Hollywood Park and published on the City's web site www.weho.org. The Referral List consistently ranks as one of the City's most visited website pages.

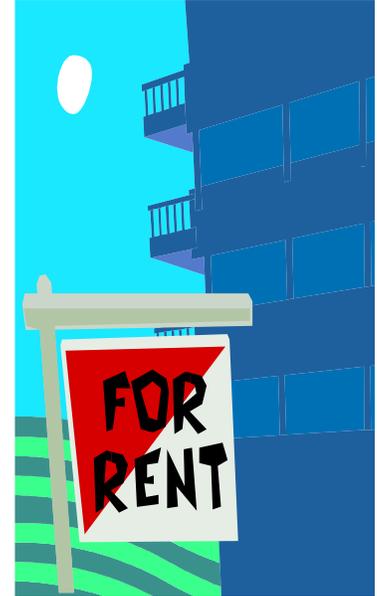
To be included, call the Referral List's 24-hour voice mail answering system at (323) 848-6419, send a fax to (323) 848-6567, or go in person to the Rent Stabilization and

Housing counter at West Hollywood City Hall.

Provide the address of the unit, the number of bedrooms and bathrooms, the rent you want, what housing services are being provided and the name and phone number of the contact person.

You may also give a brief description of the unit and mention pertinent details such as whether you accept Section 8 tenants or allow pets.

The deadline to submit a listing is 4 p.m. Wednesday for the next day's publication. Your listing is published for six weeks unless you ask for it to be removed or extended.



Posting of Emergency Contact Information Required for Buildings With 5 or More Units

The Rent Stabilization Ordinance requires landlords of residential rental property with 5 or more dwelling units to post in a conspicuous place the phone of an emergency contact person so residents have someone to call if circumstances warrant it.

The contact number should reach someone who is authorized to deal with emergencies, even when one occurs outside of regular business hours. A phone number that goes to voice mail and is not answered outside of office hours is not an adequate emergency contact.

West Hollywood Municipal Code §17.56.010.h.4 states:



"All residential rental buildings with 5 or more units must have emergency telephone numbers posted so that tenants may contact the owner, the resident manager or other responsible person."

The emergency numbers shall be posted in a common area location accessible to all tenants.

In cases where a building has 16 or more units, and therefore is required to have an onsite manager with posted business hours amounting to at least 20 per week, the emergency numbers shall be posted in the same location as the regular business hours.

Tenants of buildings whose landlords have not complied with the emergency telephone number requirement are eligible to receive reductions in rent until the landlord posts the number as required.



Don't Forget to Re-Register New Tenancies

Beginning with new tenancies created on or after January 1, 1996 the Rent Stabilization Ordinance requires landlords to re-register residential rental units within 30 days after the new tenancy begins.

A landlord may prospectively apply any annual general adjustment denied as the result of non-compliance with registration or re-registration requirements if the landlord:

Landlords who fail to re-register are precluded from raising the rent for that unit until the unit re-registration is filed.

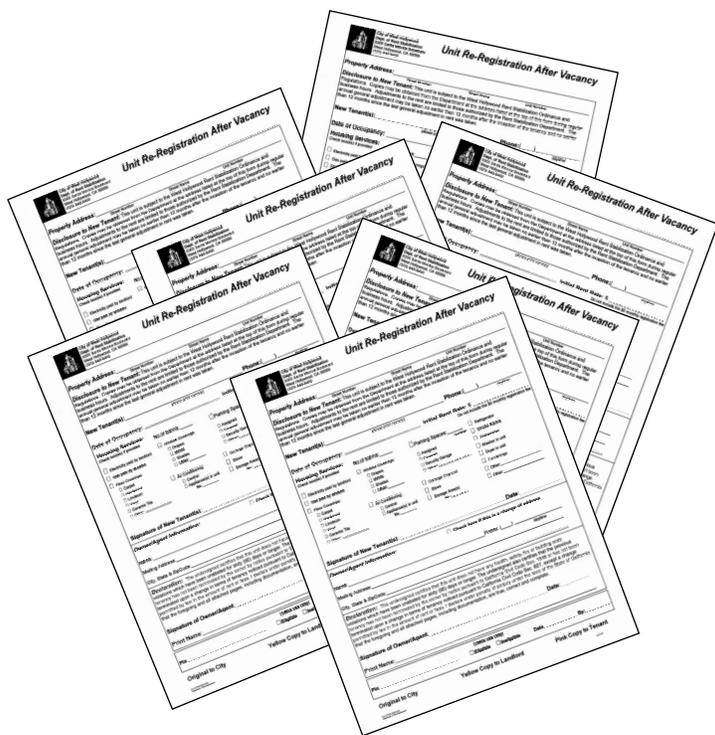
- Fully complies with the registration and re-registration requirements;

Landlords who raised the rent without re-registering must refund any amount charged over the initial rental rate to the tenant.

- Pays to the city any unpaid registration fees and penalties that are not barred by the statute of limitations: and

West Hollywood Municipal Code Section 17.28.020.b states:

“When a rental unit is vacated and re-rented on or after January 1, 1996, the landlord must, within thirty days of the re-rental, re-register the unit by filing a completed re-registration on a form provided by the city.”



- Pays any affected tenant the difference between the lawful rent and the illegally over-charged rent that the current landlord, and any previous landlord, collected during the period of non-compliance.

Additionally, WHMC Section 17.28.040 states:

Landlords whose tenants moved-in on or after January 1, 1996 should verify re-registration of these tenancies if they aren't sure re-registration occurred. Any omissions should be handled without delay. The longer the unit is not in compliance, the larger any

refund will be to the tenant.

“a landlord is ineligible to impose an annual general adjustment for a rental unit that is not registered or re-registered as required by this Chapter”

Please note that no re-registration is required for tenants who moved in before January 1, 1996.

The difference between the rent that the landlord was entitled to collect and the amount actually collected as the result of an annual general adjustment for which a landlord is ineligible is an illegal rent overcharge.

If you need re-registration forms, please call (323) 848-6450, or e-mail your request (including your address) to rsd@weho.org.

Rent Stabilization and Housing Dept.
West Hollywood City Hall
8300 Santa Monica Boulevard
West Hollywood, California 90069

Phone: 323-848-6450
Fax: 323-848-6567
E-mail: RSD@weho.org

www.weho.org

Hours

Monday: 8 am to 5 pm
Tuesday: 8 am to 5 pm
Wednesday: 8 am to 5 pm
Thursday: 8 am to 5 pm
Friday: 8 am to 4:30 pm

A Rent Information Coordinator is available at City Hall every Friday, including Modified Fridays.

Agency Spotlight:

The Center for Civic Mediation

What is Mediation?

Mediation is a voluntary, private process in which a trained mediator assists the participants in an effort to reach an agreement that everyone involved considers satisfactory.

Why use Mediation?

- It is effective. More than 90% of mediations result in long-term resolutions.
- It is quick. Mediations are scheduled within 2 to 4 weeks of the initial request.
- It is inexpensive. No cost for the West Hollywood residents.
- It is convenient. Mediations can be scheduled at a mutually convenient time and location, including evenings and Saturdays.
- It is empowering. Mediation allows people and organizations to develop mutual solutions, meeting their specific needs, interests and values.
- It is confidential.

The Center mediates a variety of issues such as disputes between landlords and their tenants, neighbors, consumers and merchants or among business partners. The Center can also help with family issues such as elder care, divorce or personal property.

CENTER FOR CIVIC MEDIATION

Phone: (323) 930-1841

E-Mail: Inquiry@centerforcivicmediation.org

Performing Required Maintenance: Moving the Furniture

“Who moves the furniture?”

This is one of the most commonly asked questions when it comes to the maintenance standards set by the City’s Rent Stabilization Ordinance regarding interior painting and carpet replacement in a tenant’s unit.

WHMC §17.56.010(d) Maintenance Standards states:

“The landlord is responsible for all acts reasonably necessary to the performance of maintenance required by this section, including but not limited to the reasonable movement of furniture.”

For additional questions, please contact a Rent Information Coordinator at (323) 848-6450.

