

Community Preservation enforces Beverly Hills Municipal Code provisions regulating residential multi-family rent stabilization of apartment units only; therefore our rent control does not apply to condominium units, single-family homes, or commercial spaces. Please refer to the LA County Department of Consumer Affairs (DCA) Landlord Handbook link and contact info at the bottom of this page if you are not an apartment unit tenant.

**RENT STABILIZATION PROGRAM
NOTICE OF PUBLIC MEETING AND
COMMUNITY EDUCATION WORKSHOPS**



NOTICE OF PUBLIC MEETING

The Beverly Hills City Council will discuss plans for implementing the facilitated discussions between landlords and tenants at a public meeting to take place at a regular City Council meeting.*

DATE: Tuesday, June 13, 2017
TIME: 7:00 p.m.
LOCATION: City Hall, Council Chambers, 455 N. Rexford Drive, Beverly Hills, CA 90210

Topics to be discussed at the June 13th public meeting include:

1. The recommendation from the Rent Stabilization Program Ad Hoc Committee with regards to the selection of the facilitator to lead the dialogue sessions between tenants/landlords.
2. An update on community outreach efforts, including dates for upcoming education workshops.
3. A report on the implementation of the amendments to the Rent Stabilization Ordinance, including the rent registry form, online registration system, and status on real estate expert services.

*Note that the meeting starts at 7:00 p.m. but the item will be called up later in the meeting. The exact time is uncertain.

COMMUNITY EDUCATION WORKSHOPS

Please join us for one of two upcoming community education workshops which will provide an overview of the Rent Stabilization Program in the City of Beverly Hills, including how the new amendments apply to both tenants and landlords. There will also be Q&A session as part of the workshops.

Community Education Workshop No. 1

DATE: Saturday, June 17, 2017
TIME: 10:00 a.m. to 11:30 a.m.
LOCATION: Library Auditorium
444 N. Rexford Drive,
Beverly Hills, CA 90210

Community Education Workshop No. 2

DATE: Thursday, June 22, 2017
TIME: 7:00 p.m. to 8:30 p.m.
LOCATION: City Hall - Municipal Gallery
455 N. Rexford Drive,
Beverly Hills, CA 90210

For more information, please contact the Rent Stabilization Program hotline at (310) 285-1031 or visit the City's website at www.beverlyhills.org/bhrent

Required Notice from Landlord to Prospective Tenants

Effective December 18, 2004, landlords are required to provide a minimum 24-hour notice prior to the execution of a lease or rental agreement to any tenant whose rent will be more than \$600 per month (a Chapter 6 tenant). The notice will advise the prospective tenant of certain rights and responsibilities of both landlords and tenants. **NOTE: The information in this notice applies to Chapter 6 tenants only.** If you are unable to read the document online or to download it, you may request it be mailed to you by calling 310-285-1119. *Landlords please note that if the document is mailed to you, the original should be retained for copying in your office for future use or you may download it from this web page each time you need it.* You may download the PDF document [here](#). This Notice is required to be read and signed by both the prospective tenant(s) and the landlord 24-hours in advance of the signing of any lease or rental agreement. You may view/download the brochure by clicking [here](#).

Tenant Landlord Forum

The Human Relations Commission presents the Tenant Landlord Forum. The Commission will assess your situation and advise on a plan for resolution. This Forum is available to both Chapter 5 and Chapter 6 tenants.

Request assistance by filling out and submitting the Tenant Landlord Dispute Form or by calling 310-285-1006 to discuss with staff.

The Commission welcomes community members to utilize the Forum at the Commission meeting, which meets every third Thursday of the month at 9:00am. Community members will have 10 minutes to present and discuss their situation. The Commission can consult on next steps to address the issue. The Commission is not able to intervene directly between the involved parties.

There are two rent control ordinances, both in Title 4 of the Beverly Hills Municipal Code: Chapter 5 Code and Chapter 6 Code. Some parts of these two codes have been modified by Ordinance No. 17-O-2729. You may read and download the new ordinance at the link at the top of this page.

Annual Rent Increases

Chapter 5 Tenants

Chapter 5 FAQ (rev March 2017)

Tenants whose most recent lease or rental agreement stipulates a move-in rent of \$600 or less per month are Chapter 5 tenants. You may call 310-285-1031 to hear the current allowable Chapter 5 rent increase. Refer to the Urgency Ordinance below for changes in the Chapter 5 tenant relocation fees.

The maximum allowable Chapter 5 Rent increase for July 2017, is 1.0%

Chapter 6 Tenants

Chapter 6 FAQ (rev March 2017)

Tenants whose most recent lease or rental agreement stipulates a move-in rent of \$601 or more, per month, are Chapter 6 tenants. The allowable Chapter 6 rent increase is any percent from 0% to a maximum of 3%

Security Deposit Interest

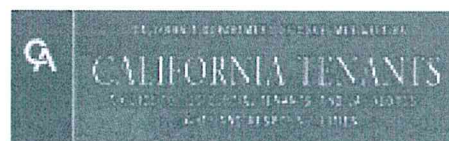
Beverly Hills does not require that interest be paid on security deposits.

NOTE: The determination of whether a tenant is covered by Chapter 5 or Chapter 6 regulations is based solely on the initial rental amount stated in the most recent, valid lease or rental agreement and not on the current rent amount which is the result of rent increases over time. For example, a Chapter 5 tenant's current rent may be \$1000 per month due to increases over time; however, the tenant remains a Chapter 5 tenant if the rent stipulated in the most recent valid lease or rental agreement was \$600 or less per month.

Questions? Call 310-285-1119, or submit a question online at [Ask Bev!](#)

CALIFORNIA TENANTS LA County Department of Consumer Affairs Rent Stabilization

For all issues not covered under the local Beverly Hills Chapter 5 or 6 Rent Stabilization Code Sections, as well as for all civil, lease-related issues, please refer to the State of California's Department of Consumer Affairs California Tenants Handbook. This invaluable reference may be viewed at the link below. The PDF booklet may be downloaded for future reference. Contact the local Los Angeles County Department of Consumer Affairs (DCA) Rent Stabilization information at (213) 974-1452.



<http://www.dca.ca.gov/publications/landlordbook/index.shtml>