



Commission Announces Annual General Adjustment

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.

At its June 22, 2017, meeting, the Rent Stabilization Commission announced that the Annual General Adjustment (AGA) for West Hollywood tenants subject to the City's Rent Stabilization Ordinance (RSO) will be 2% for the period beginning September 1, 2017 and ending August 31, 2018.



The AGA is set by using 75% of the rise in the Los Angeles-Riverside-Orange County Consumer Price Index from May to May each year, and rounding to the nearest one-quarter of one percent.

As of May 2017 the local CPI, which is determined by the Department of Labor's Bureau of Statistics, showed an increase of 2.45% over May 2016. Seventy-five percent (75%) of that figure is 1.89% and rounding to the nearest one-quarter of one percent results in an AGA of 2%.

Landlords may apply the AGA to any tenancy after the first year, or when at least 12 months have passed since the last rent increase.

Landlords must be in substantial compliance with the Rent Stabilization Ordinance and must give tenants 30 days written notice as required by State law to apply the increase. A blank form to increase rent is enclosed.

The \$6 Registration Fee Pass-Through

Beginning July 1, 2017, the annual rent registration fee became \$144 per year per unit. Landlords may pass through one-half of that fee (\$72) to rent stabilized tenants, but their portion must be prorated over 12 months. The \$6 monthly pass-through is considered a rent surcharge.

When raising rent, landlords should be careful to deduct the pass-through from the tenant's monthly payment before calculating the rent increase. Failure to do so could.

The rent increase notice created by the City is designed to help landlords take the \$6 pass-through and calculate the increase correctly. Its use is encouraged, but not required.

Section 8 Increases

Rent increases for Section 8 tenancies are limited to the AGA.

Landlords must submit a request for an increase of 1% to the Housing Authority of the County of Los Angeles and give Section 8 tenants 60-days written notice.

Forms are available at www.weho.org, the city's web site, and at City Hall.

Note: No fee pass-through is allowed for Section 8 tenancies.

Re-Register Your New Tenancies

The Rent Stabilization Ordinance requires landlords to reregister rental units within 30 days after a new tenancy begins.

West Hollywood Municipal Code §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, reregister the unit by filing a completed reregistration on a form provided by the city."

Landlords who do not reregister cannot raise the rent for that unit until the unit is reregistered.

West Hollywood Municipal Code §17.28.040 states: "A landlord is ineligible to impose an annual general adjustment for a rental unit that is not

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Re-Register

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registered or reregistered as required.”

Landlords who raise the rent without reregistering must refund any amount charged over the initial rental rate to the tenant, up to a maximum of 3 years of overcharges

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

A landlord may apply all annual general adjustments denied after taking the following actions:

- Registering or reregistering the unit; and
- Paying any unpaid registration fees and penalties to the City; and
- Paying the affected tenant the difference between the lawful rent and the illegally overcharged rent that the current landlord and any previous landlord collected during the period of non-compliance, up to a maximum of 3 years.

Landlords whose tenants moved-in on or after January 1, 1996 should verify reregistration of these tenancies if they aren't sure reregistration occurred.

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

West Hollywood Preschool Enrolling

Let us provide your child with a high quality preschool experience at little or no cost to qualifying families..

Eligible parents or guardians who live, work, or attend school or job training in West Hollywood can receive assistance paying for care. In addition, we offer community resources for all needs.

We are a highly respected, full-day year-round inclusion preschool. We offer a warm, nurturing, and play-based curriculum that supports children's learning and optimum development. We also provide a healthy breakfast, lunch, and afternoon snack. Our staff have permits issued by the California Commission on Teacher credentialing.

For more information, please call us at: (323) 850-3090 or visit us at the preschool, located in Plummer Park. You may also obtain more information on our website at www.pathwaysla.org.

Facility License # 191805756

RELOCATION FEES As of July 1, 2017

Unit Type	Amount
0 Bedrooms	\$XXX
1 Bedroom	\$XXX
2 Bedrooms	\$XXX
3 or More Bedrooms	\$XXX
Qualified Tenant (62 or older, disabled, dependent minor child, terminally ill Income \$XX,XXX - \$XX,XXX)	\$XXX
Lower Income Tenant (Income up to \$XX, XXX)	\$XXX

Every July 1, the relocation fees a landlord must pay tenants for a "no fault" eviction are adjusted by the rise in the Consumer Price Index. The above table lists the fees as of July 1, 2017.

Tenants still in possession of their units on July 1 are entitled to the new relocation amounts even though their move-out notices were served earlier.

For more information, contact a Rent Information Coordinator at 323-848-6450.



Located in Plummer Park
7377 Santa Monica Boulevard
West Hollywood, CA. 90046

Hours of Operation: 7:30 a.m. to 5:30 p.m.
Ages Served: 2.5 to 5 years



Introducing the Westside Center for Independent Living

This year the City of West Hollywood has a new Social Services contract with the Westside Center for Independent Living (WCIL) to provide services to disabled West Hollywood community members. If you have tenants in West Hollywood who are disabled (youth or adult), please feel free to refer them to WCIL. WCIL's mission is to support independence and equality for disabled youth and adults.



How Does a Community Member Qualify for WCIL Services?

It's easy for West Hollywood community members to qualify for WCIL service. Tenants just need to want

services and feel comfortable telling staff about their disability.

What Types of Disabilities Does WCIL Accept?

All! People who access WCIL's programs and services have all types of disabilities- mental health and/or physical. Some people have chronic or terminal illness. They do not require any documentation to prove the disability; a self-declaration is sufficient.

How Does WCIL Assist Community Members?

WCIL staff provides assistance in the following areas: housing, employment, independent living skills, personal care assistance and assistive technology. They also provide peer-to-peer support, counseling, workshops and individual training.

Want More Information?

Please contact WCIL at (310) 390-3611. WCIL staff would be happy to come out and provide a presentation about their programs and services to your tenants and staff.

Frequently Asked Questions

Registration Fees, the Fee Pass-Through and Rent Increases

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). It covers the fiscal year—July through June of the next year.

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 tenants' portion must be prorated over 12 months. It cannot be charged as a lump sum. For Section 8 units, the landlord is not billed for the tenants' portion of the fee; therefore no tenant portion can be passed-through.

How much is the fee?

Since July 1993, the fee was \$120 per unit, with the \$60 tenant portion prorated so that landlords could collect a \$5 rent surcharge every month. Beginning July 2017, 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 was not changed. The landlord's portion remains at \$60 per unit.

What must landlords do to raise the fee pass-through from \$5 to \$6?

California law requires a 30-day written notice for this or any other change in terms of the tenancy. The landlord can give a separate notice for the \$1 increase only, or it can be listed on the notice when the landlord takes the annual general adjustment.

Can landlords collect the fee pass-through retroactively?

No. The pass-through can be collected only after the 30-day written notice is given. Landlords who wait until the tenant's the annual general adjustment notice to ask for the \$1 fee increase forfeit it for the previous months.

Does raising the fee pass-through limit the landlord's right to raise the rent?

No. The fee pass-through is not rent. It is a rent surcharge. Landlord's are entitled to take the general adjustment in addition to raising the fee pass-through.

City of West Hollywood

Rent Stabilization and Housing
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West Hollywood, California 90069

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

www.weho.org

Hours

Mon. thru Thurs. 8 am to 5 pm
Friday 8 am to 4:30 pm

Short Term Rentals Not Legal in WeHo

The prohibition against short-term vacation rentals has been longstanding in West Hollywood. In order to further clarify the law, the City Council adopted Ordinance No. 15-958. The Ordinance prohibits the renting of an apartment, or any part of an apartment, for a period of 30 days or less.

This prohibition applies to landlords, tenants, and their agents. Anyone engaged in such activity is subject to administrative fines and possible criminal prosecution.

Landlords face civil and criminal liability whether the apartment unit is being rented out as a short-term vacation rental by the landlord or one of his or her tenants. Thus, landlords should refrain from permitting or actively renting out units on a short-term basis.



Generally, lease agreements prohibit tenants not authorized by the landlord from occupying an apartment. On that basis alone, a landlord may lawfully evict a tenant regardless of how long the unauthorized occupants stay. Even when the tenant's lease does not restrict other occupants, guests or sub-tenants, the tenant could be evicted if they rent out some or all of the apartment to a short-term occupant. The basis for the eviction would be illegal use of their unit because short-term rentals are illegal under the West Hollywood Municipal Code.

Sometimes a tenant is renting out short-term not for a profit but to make his or her rent payments. As a lawful alternative, tenants are advised to seek permission for a roommate/co-tenant, along with written approval for a specific co-tenant.

If the original lease or rental agreement specifies that two or more persons may occupy a unit, the landlord may not unreasonably withhold consent for replacement tenants when an original tenant under the lease remains in the unit, and one or more authorized co-tenants or subtenants vacate the unit.

Additional information about short-term rentals may be found on at www.weho.org/residents/shortterm.

To report a short term rental:

- Call Code Compliance at 323-848-6516
- Email ServiceRequest@weho.org
- Send a service request with WeHo's Mobile App



For more information, contact a Rent Information Coordinator at 323-848-6450 or RSD@weho.org.

RSD CITY OF WEST HOLLYWOOD
BUILDING BLOCKS
A Rent Stabilization & Housing
Educational Series

Seminars Are Free

2017 LANDLORD BASICS
October 3, 2017

Topics include: Unit registration and re-registration, leases, rent increases, housing services, maintenance, emergency preparedness, security deposits, and more.

Plummer
Park
Community
Center
7377 Santa
Monica Blvd.
West
Hollywood

7 PM

LANDLORD ADVANCED
October 10, 2017

Topics include: Housing discrimination, special needs, social services, emotional support animals, problem tenants, tenant-tenant disputes, evictions, relocation fees, and more.

Register:
323-848-6472
TTrevor@weho.org
org