



Annual General Adjustment for 2017-2018

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 рент-контроля. Если вам нужен перевод на русский, пожалуйста, позвоните нам по телефону 323-848-6450.

The Annual General Adjustment (AGA) for West Hollywood tenants subject to the City's Rent Stabilization Ordinance (RSO) is 1.75% 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 2.4% over May 2016. Seventy-five percent (75%) of that figure is 1.8% and rounding to the nearest one-quarter of one percent results in an AGA of 1.75%.

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.

However, the unit must be properly registered with registration fees paid, and the tenant must be given a written 30-day notice as required by State law.

A blank form to increase rent is enclosed.

The \$6 Registration Fee Pass-Through

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

When increasing the 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 result in a rent overcharge.

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 1.75% to the Housing Authority of the County of Los Angeles and give Section 8 tenants 60-days written notice.

Forms are available on the City's website www.weho.org/rsh and at City Hall.

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

Remember to Register New Tenancies

The Rent Stabilization Ordinance requires landlords to register new tenancies within 30 days after the tenancy begins.

West Hollywood Municipal Code §17.28.020(b): "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."

Importantly, landlords who do not reregister cannot raise the rent for that unit.

West Hollywood Municipal Code §17.28.040: "A landlord is ineligible to impose an annual general adjustment for a rental unit that is not registered or reregistered as required."

See Re-Register, Page 2

Re-Register

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Avoid overcharges and register new tenancies in 30 days.

The difference between rent 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

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.

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

- Registering or reregistering the unit; and
- Paying any unpaid annual 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 can verify tenancies are properly registered by calling 323-848-6450.

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

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).

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. Section 8 units are not billed the tenant portion of the fee; therefore no tenant portion can be passed-through.

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, 2017

Unit Type	Amount
0 Bedrooms	\$6,785
1 Bedroom	\$9,580
2 Bedrooms	\$12,904
3 or More Bedrooms	\$17,030
Qualified Tenant (62 or older, disabled, dependent minor child, terminally ill Income \$50,501 - \$75,752)	\$17,960
Lower Income Tenant (Income up to \$50,500)	\$22,616

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.

A tenant still in possession of his or her unit on July 1 is entitled to the higher relocation amount even if the move-out notice was served prior.

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

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 the pass-through increase 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 to apply the additional \$1 pass-through cannot collect the dollar for prior 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 the \$1 annual fee pass-through.



Introducing the Westside Center for Independent Living

The Westside Center for Independent Living's (WCIL) mission is to support independence and equality for disabled youth and adults. If you have tenants who are disabled (youth or adult), let them know support is available.



Who Qualifies for WCIL Services?

It's easy for West Hollywood community members to qualify. Tenants just need to want services and feel comfortable discussing their disability.

Free and Low Cost Dental Services

APLA Health offers free and low cost dental care services for those who qualify. Oral health services include initial exams and checkups, cleanings, X-rays, fillings, and restorations.

Services are not limited to persons living with HIV and are open to all West Hollywood residents. Licensed professional dentists and hygienists, residents working under supervision, and a team of dental assistants perform all procedures.

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.

What Types of Disabilities Does WCIL Accept?

All! People who access WCIL's programs and services have all types of disabilities. 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 can provide assistance with housing, employment, independent living skills, personal care, and assistive technology. They also provide peer-to-peer support, counseling, workshops and individual training.

For more information, please contact WCIL at 310-390-3611. WCIL staff members are happy to provide a presentation about their programs and services to you and your tenants.

Services are available at APLA Health's Wilshire Dental Clinic (1127 Wilshire Blvd., Suite 1504) and at the Gleicher/Chen Health Center (3743 S. La Brea Ave.). Both locations are accessible via public transportation.

For additional information, please call the Wilshire Dental Clinic at 213-201-1388 or the Gleicher/Chen Health Center at 323-329-9900, or visit www.aplahealth.org.



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
Facility License # 191805756

**Rent Stabilization and Housing
West Hollywood City Hall
8300 Santa Monica Boulevard
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 City of West Hollywood prohibits short term rentals. The City Council adopted Ordinance No. 15-958 clarifying the prohibition on renting an apartment or any part of an apartment for a period of 30 days or less.

Anyone engaged in such activity is subject to administrative fines and possible criminal prosecution, including landlords, tenants and agents.



Additionally, landlords face civil and criminal liability whether the apartment unit is being rented as a short-term vacation rental by the landlord or a tenant. 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 may want to rent out short-term not for profit but to make the rent. As a lawful alternative, tenants are advised to seek permission from their landlord for a roommate.

Please note: if the original lease or rental agreement specifies two or more persons may occupy a unit, the landlord cannot unreasonably withhold consent for replacement tenants when an original tenant under the lease still lives there.

Additional information about West Hollywood's prohibition against short-term rentals can be found at www.weho.org/residents/sshortterm.

To report a short term rental:

Call Code Compliance at 323-848-6516

E-mail to ServiceRequest@weho.org

Send a service request with WeHo's Mobile App.



For more information, please contact an Information Coordinator at 323-8487-6450.

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

Seminars Are Free

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

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

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.