2020 BUILDING BLOCKS

The popular Rent Stabilization educational seminars for landlords begin February 18, 2020. Workshops are free! www.weho.org

RENT STABILIZATION NEWS
Property Owner January 2020

Re-register New Tenancies Online and Avoid Overcharges

The Rent Stabilization Ordinance requires landlords to register new tenancies within 30 days after the tenancy begins (West Hollywood Municipal Code §17.28.040).

This past summer the new Online Landlord Service Portal was launched to expedite submittal of registrations. Property owners and leasing agents can now register new tenancies online and immediately receive confirmation that it has been received.

A verification email will also be sent to the tenant to confirm they agree.

TAKE ADVANTAGE OF THE NEW ONLINE RESOURCE

Visit the City’s website at www.weho.org/rent.

Click on “Online Landlord Service Portal.” The portal also accepts the annual rent program fee and allows you to download forms.

Annual Community Conversations on Housing

The City hosts two annual community conversations on housing to provide information on current housing programs and listen to community members’ thoughts and concerns. All are invited to the conversations taking place on:

FEB. 5, 2020 | 7PM
West Hollywood Library Community Meeting Room
625 N. San Vicente Blvd.

FEB. 19, 2020 | 7PM
Plummer Park Community Ctr. Rms. 5 & 6
7377 Santa Monica Blvd.

THE EVENTS ARE FREE.
Light refreshments will be provided.

FIRE SAFETY
Check Alarms Annually

Smoke alarms are required in all residential properties in California. Additionally, dwelling units with a gas heater, appliance, fireplace, or attached must have a carbon monoxide detector.

Property owners must verify alarms are working when a tenancy begins, and annually afterward. Tenants must notifying management when an alarm stops working.

For additional information:
Code Compliance Division
(323) 848-6375

SECURITY DEPOSIT
INTEREST RATE IS 0%

The RSO requires tenants be paid interest on security deposits by January 31 of each year in an amount determined by the City based on prevailing interest rates.

Based on the interest rate paid by local banks for regular savings accounts, the Rent Stabilization Regulations determined 0% to be the 2019-2020 interest rate for landlord-held deposits. No interest payments must be made.

Este boletín de noticias del Control de Rentas de West Hollywood contiene información y consejos útiles para inquilinos y propietarios. Si hay alguna seccion 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.

City of West Hollywood Rent Stabilization & Housing

www.weho.org
City Exploring Proactive Code Enforcement of RSO Properties

**September 23, 2019** | City Council directed staff to develop regular inspections of common areas at buildings built before July 2, 1979, including building exteriors, garages, hallways, lobbies, and rooftops. This coming year, staff will present recommendations to the Rent Stabilization Commission before returning to City Council with a proposed program, including a proposed budget and staffing plan.

New Property Maintenance Standards

**December 16, 2019** | City Council adopted new property maintenance and vacant property requirements.

New requirements include:

- Providing safe and adequate heating in every dwelling;
- Deeming units uninhabitable if lacking potable water, hot water, heat source, electricity or gas for more than 72 hours; and
- Adoption of the California Health and Safety Code as it relates to substandard building conditions.

For more information contact the Code Compliance Division at (323) 848-6375.

Requirements for Voluntary Buy Out Agreements

Property owners must provide information about relocation fees and other tenant rights when offering a cash payment in exchange for a tenant moving out of their apartment.

For more information visit: www.weho.org/rent

Remember to Register New Tenancies

The RSO requires landlords to register new tenancies within 30 (thirty) days. Now this process can be quickly and easily completed through our Online Landlord Service Portal. (see page 1 in this newsletter for more information)

Landlords who fail to register cannot raise the rent for the tenant until the registration is filed. Landlords who raise a tenant’s rent without registering must refund any amount paid over the initial rate, up to 3 years of overcharges.

Once the landlord files the registration and repays any rent overcharges, the landlord may apply any annual general adjustments denied as a result of the original non-compliance.

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

Landlords can verify re-registration by calling: (323) 848-6450

Please note: No registration is required for tenants who moved in before January 1, 1996

How does the California Tenant Protection Act apply in West Hollywood?

On January 1, 2020, AB1482, the “California Tenant Protection Act,” took effect creating a statewide rent cap and providing tenant protections in properties built 15 years ago or older.

This new law does not apply to any rentals subject to the West Hollywood Rent Stabilization Program. Further, the tenant protections in the West Hollywood RSO apply to all rentals in West Hollywood regardless of when the property was built or how many units are on the property.

Remember ALL rental units in West Hollywood are subject to the Just-Cause Eviction, Tenant Harassment, and Relocation fees for No-Fault Eviction protections. For more information visit www.weho.org/rent.
Community Announcements

Census 2020: BE COUNTED!

The Constitution of the United States mandates that every single American shall be counted, every ten years. The next census will take place on April 1, 2020. The federal government allocates funding to different governments based on total population count. An inaccurate count of a community’s population or “undercount” leads to reduced allocation of federal dollars. When cities like West Hollywood do not get the amount of dollars that they should, funding for education, mental health, services for seniors and other important community resources can be impacted. Thus, it is imperative that each one of us get counted.

There is, however, an additional impact from an improper count. Population counts are also used to determine the number of Congressional seats a state is assigned. As Americans, we enjoy freedoms, rights and responsibilities that are the envy of many citizens around the world. Our republican system of government and democracy, while imperfect, are great examples of civic maturity. Completing the census survey, which will be available online as soon as March 13, 2020 is a great opportunity to tell the federal government who we are and what we look like.

Please take a moment and visit the City of West Hollywood’s Census 2020 initiative at www.weho.org/census 2020 You can be part of this exciting initiative and become a City-Census 2020 Ambassador. In 2020, express yourself and BE COUNTED!

Coming Soon: New Proof of Residency Requirements for Parking Permits

The City of West Hollywood is in the process of updating its proof-of-residency requirements for parking permits.

All Parking Permits Require Photo ID and Two Forms of Proof of Residency; Resident Annual Passes Also Require Current CA Vehicle Registration

In order to process transactions for Resident Annual, Guest Annual, and Visitor Pass parking permits, the City will require:

(1) form of Photo Identification

- Current Driver License, California Identification Card, or US Passport

(2) forms (one A and one B) of Proof of Residency in the City of West Hollywood

- A: Residential Proof of Residency Current lease or rental agreement (must be fully executed and signed by landlord and tenant); or title, deed, or escrow documents.

- B: Utilities Proof of Residency

Gas, electric, water, internet, cable, or home security service from the last 30 days (may not be a cell phone bill).

In addition Resident Annual parking permits require proof of current California vehicle registration.

Contact Parking Services by email at: permitparking@weho.org or visit us in person at City Hall during regular business hours for permits and general questions.
Third-Party Checks and Section 8

The Rent Stabilization Ordinance has required landlords to accept third party checks since August 28, 2018 and new state legislation now requires landlords to accept third party checks as well as Section 8 vouchers.

California AB 2219 requires landlords to accept rent payments through a third party, IF the payor provides a signed acknowledgement stating they are not currently a tenant and that acceptance of the rent payment does not create a new tenancy with the third party.

Also effective January 1, 2020, SB 329 prohibits landlords from discriminating against tenants with a Section 8 voucher. Current state fair housing law prohibits discrimination against tenants based on source of income, this now includes Section 8 assistance.

For more information, please contact the Housing Rights Center at (800) 477-5977 or the California Department of Fair Employment and Housing at: (800) 884-1684 www.dfeh.ca.gov

For other questions contact the Rent Stabilization office at (323) 848-6450.

Tenant Habitability Plan Required for Seismic Work

A Tenant Habitability Plan ensures renovation doesn’t greatly interfere with use and enjoyment of the property while the work is being completed. Before seismic (earthquake) retrofitting is permitted at any occupied rental property the owner must submit a checklist, and if indicated provide a Tenant Habitability Plan (THP) showing how tenants will not be impacted during construction. The City may also require a THP for any construction work if the work interferes with use and enjoyment. Depending on the work proposed, the Plan could include temporary relocation and other actions.

The first step is to submit a THP Checklist. This two-sided document assesses whether use and enjoyment can be maintained following standard conditions, or if the work is unique enough to require a full THP. If required, a full THP may take 10 business days to approve. Further, a copy of the approved plan must be given to tenants 10 days before beginning work. Please factor these time periods into project planning.

More information and Tenant Habitability Plan forms are available on the City’s website at www.weho.org/rent.