

RENT STABILIZATION NEWS

CITY OF WEST HOLLYWOOD RENT STABILIZATION • WINTER 2024

West Hollywood City Hall
8300 Santa Monica Boulevard
West Hollywood, CA 90069

City Hall Services and Appointments

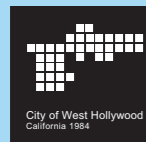
For your convenience, City Hall offers both in-person and virtual appointments. Schedule your appointment at weho.org/appointments. Walk-ins are also welcome.

City Hall Hours

Monday–Thursday: 8:00 AM to 6:00 PM
Friday: 8:00 AM to 5:00 PM

For Additional Information Contact the Rent Stabilization Division

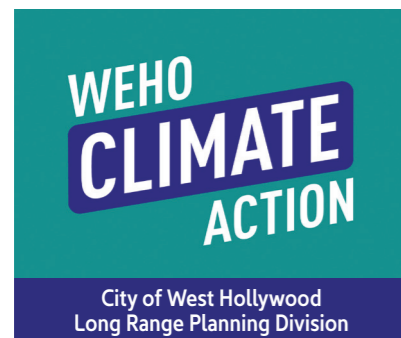
Phone: (323) 848-6450
Email: RSD@weho.org



weho.org/rent

WEHO CLIMATE ACTION ENTHUSIASTS

The City Wants Your Input on Improving Energy Performance in Existing Buildings!



Improving energy performance in existing buildings is a critical step toward achieving carbon neutrality by 2035. The City of West Hollywood will release a draft ordinance establishing

Equitable Building Performance Standards (EBPS) to improve energy performance, decarbonize, and enhance energy resilience across the City's existing building stock. EBPS will require that all existing buildings larger than 20,000 square feet meet specific energy performance targets over time.

Building energy use is the City's largest source of greenhouse gas emissions. An EBPS is an important strategy for achieving WeHo's climate and equity goals. It can also lower energy costs and improve the health and safety of our buildings.

We want to hear from YOU!

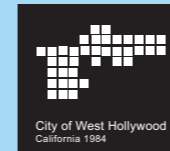
We invite you to review the draft ordinance and share your thoughts. Your input is crucial to shaping this policy, ensuring that the City prioritizes the unique needs of rent-stabilized landlords, supports energy upgrades to buildings, and understands how to best meet tenants' needs.

Please share your feedback with the City's **Long Range Planning Division** at: engage.weho.org/buildingperformance.



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weho.org/rent

This West Hollywood Rent Stabilization newsletter contains helpful information and tips for tenants and landlords. If there is any section of this newsletter that you need help understanding, please call Rent Stabilization at (323) 848-6450.

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.

SECURITY DEPOSIT INTEREST PAYMENTS REQUIRED IN JANUARY 2025 DETERMINED TO BE 5%

West Hollywood Rent Regulations require landlords to pay tenants interest on the amount held on deposit. The security deposit interest for calendar year 2024 is 5.00%. The landlord should pay the interest in January for the previous calendar year.

The enclosed **SECURITY DEPOSIT INTEREST RATE FORM** can be used to calculate the correct security deposit interest.

- Additional forms are available on our website at www.weho.org.
- Owners should use them to pay tenants by the end of January 2025.
- Tenants can use the form to let the landlord know they are withholding unpaid interest from the rent in February or a subsequent month.

It is a good idea to keep a copy of the completed form for your records.

This is also the correct form if a tenant moves out after living in the unit for only

part of 2025. If a tenant moves out in 2025, the correct percentage rate would be 5.00%. The form shows how to prorate for each month the tenant lives there.

The deposit interest rate is determined by averaging savings account rates paid by five online FDIC-insured banks and rounding that average to the nearest one-tenth of one percent.

The banks and the rates used to determine the rate are:

UFB Direct, 5.02%
Bread Savings, 5.02%
Bask Bank, 4.97%
EverBank, 5.05%
Popular Direct, 4.93%

Understanding New Security Deposit Rules in California

Beginning July 1, 2024, AB 12 limits security deposits to a maximum of one month's rent, regardless of whether the rental is furnished or unfurnished.

For tenancies starting on or after July 1, 2024

Landlords can charge a maximum of one month's rent as a security deposit, irrespective of whether the rental is furnished or unfurnished.

For tenancies before July 1, 2024

Landlords are not required to reduce existing security deposits to comply with the new limits.

Exceptions to the New Security Deposit Rules

Small Landlords: Landlords meeting specific criteria can still charge up to two months' rent as a security deposit.

To qualify, they must:

- Be an individual or a limited liability company with all individual members.
- Own no more than two rental properties, collectively comprising up to four rental units.

Annual Rent Registration Fees and Tenant Pass-through Charges

What is the annual rent registration fee?

The annual rent registration fee is a per-unit fee billed to landlords of rent-stabilized properties. It funds the administration of the Rent Stabilization Ordinance (RSO).

Can landlords pass a portion of this fee to tenants?

Yes, the RSO permits landlords to pass through half the registration fee to

tenants as a monthly rent surcharge. The tenant's portion must be spread across 12 months, resulting in a small monthly addition to the rent rather than a one-time lump sum. Note: Landlords may not pass through any portion of the registration fee to Section 8 tenants; however, for Section 8 units, landlords are only required to pay half of the registration fee (or whichever portion of the fee could have been passed on to non-Section 8 tenants).

How much is the registration fee?

The fee is \$144 per unit, with \$72 (or \$6 per month) prorated as the tenant portion for pass-through. For Section 8 tenancies, the registration fee is \$60 per unit, and no part of this fee is passed through to tenants.

For more information, please visit: go.weho.org/registrationfee



IMPORTANT UPDATES TO THE RENT STABILIZATION ORDINANCE

The City Council recently approved changes to the Rent Stabilization Ordinance, which took effect after a second reading on October 7, 2024.

KEY UPDATES INCLUDE:

1. UPDATED EVICTION PERIOD FOR CODE VIOLATIONS

The allowable period for evictions under WHMC 17.52.010(13) (Correction of Violations) has been updated to three months to align with WHMC 17.52.110(b) "Temporary Repossession for Authorized Corrections."

2. ADOPTION OF AB 1620

AB 1620 allows tenants in rent-controlled buildings with five or more units with a permanent mobility-related disability to request relocation to an accessible unit with the same rent and lease terms. This is now part of WHMC 17.40.020(2)(g).

Key Points of AB 1620 for Tenants and Landlords:

AB 1620 enables tenants in rent-controlled properties to move to a comparable or smaller accessible unit in the same building or on the same property without rent increases, provided that:

- The relocation is deemed necessary for a mobility-related disability.
- The tenant's current unit is not serviced by an operational elevator.
- The accessible unit is within the same building or property (with at least four other units and shared ownership).

- The new unit complies with health and safety requirements without renovation.
- The tenant is not facing eviction for unpaid rent.
- Tenants wishing to take advantage of this option should submit a written accommodation request to their landlord.
- For more information and template forms, please visit weho.org/rent and review the 'AB 1620: New Unit Swapping Regulations' header.

REQUIREMENTS FOR VOLUNTARY BUYOUT AGREEMENTS

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

For more information, please visit weho.org/rent and review the 'Voluntary Buyout Agreements' icon.

REMINDER

LANDLORDS MUST REGISTER NEW TENANCIES WITHIN 30 DAYS

REGISTER TENANCIES AND PAY BILLS ONLINE!
For more information, please visit weho.org/rent and click on the 'Online Landlord Service Portal' icon.

TENANT HABITABILITY PLANS	MAINTENANCE STANDARDS AND HEARING PROCESS	FREE MEDIATION SERVICES AVAILABLE
<p>Tenant Habitability Plans (THPs) assist contractors in designing and completing work that is least impactful to occupants. Depending on the work proposed, a plan could include best practices, temporary relocation, or other actions to reduce impacts while completing the work.</p> <p>WHAT WORK REQUIRES A THP?</p> <p>SEISMIC STRENGTHENING The altering, repairing, or rehabilitating of any property containing one or more dwelling units under WHMC 13.28, 13.32, 13.36, and 13.40.</p> <p>WORK THAT WILL CAUSE UNINHABITABLE CONDITIONS The work that will cause any occupied residential rental dwelling unit to be uninhabitable under the housing, health, building, or safety laws of the State of California or the City of West Hollywood.</p> <p>PROPERTIES WHERE THE LANDLORD HAS ENGAGED IN TENANT HARASSMENT The work at a property where the landlord has engaged in any of the conduct enumerated in WHMC 17.52.090(b) within a prior twelve-month period.</p> <p>REMODELS Any remodel, defined as any improvement to more than one dwelling unit or the common area(s) at a multi-family residential rental property within twelve months, would materially increase rental value in a regular market.</p> <p>WORK THAT WILL RESULT IN ALL ELEVATORS BEING INOPERATIVE The work will result in all elevators being inoperative for more than seventy-two consecutive hours.</p> <p>For more information, please visit: go.weho.org/THP</p>	<p>Landlord Responsibilities for Property Maintenance:</p> <ul style="list-style-type: none"> • Painting Interior painting must be done every 4 years; exterior painting must be done every 7 years. • Flooring and Coverings Carpet, window coverings, linoleum, vinyl floors, tile, and wallpaper (if provided) must be replaced every seven years. • Appliance Maintenance Landlords must keep all appliances in good working order. • Code Compliance Properties must comply with all applicable Building, Housing, and Health Codes. <p>Requesting Maintenance as a Tenant If a tenant needs maintenance or repairs, they should submit a written request to their landlord and keep a dated copy.</p> <ul style="list-style-type: none"> • Waiting Period Tenants should allow up to 30 days for the landlord to complete the work unless the landlord states that the work will not be done. If the repairs are completed within 30 days, a hearing is unnecessary. <p>Filing for a Hearing Application Once the 30-day waiting period has passed and no work has been performed OR a landlord has denied the request, a hearing application may be filed (along with proof of notification and a \$25 filing fee or fee waiver).</p> <p>Additional Note If a landlord demonstrates that a tenant has prevented necessary maintenance, this may impact the outcome of any rent-related hearing, including the possibility of restoring a rent reduction if maintenance has been completed.</p> <p>For more information, please visit: go.weho.org/hearings</p>	<div data-bbox="2519 419 2889 687" data-label="Image"> </div> <p>Free mediation services offer a voluntary, informal way to resolve disputes among tenants, landlords, and neighbors.</p> <p>Mediation can address common issues like apartment maintenance (carpet, appliance, and fixture repairs), shared area upkeep (laundry rooms, hallways), loss of previously included amenities (like parking or on-site management), and security deposit questions. Neighbor-to-neighbor concerns, such as noise or landscaping issues, can also be mediated.</p> <p>During mediation, parties meet with a trained, impartial mediator in a neutral setting.</p> <p>The mediator doesn't take sides but helps guide open communication, allowing both parties to discuss concerns directly and work toward a mutually satisfactory resolution. Mediation is also available as an alternative to Rent Stabilization Ordinance hearings.</p> <p>To utilize or inquire about West Hollywood's mediation services, please contact: Dina Glouberman, Mediator (<i>DG Mediation, Inc.</i>) at glouberman.dina@gmail.com or (310) 734-2641.</p> <p>For more information, please visit: go.weho.org/mediation</p>

TEMPORARY RELOCATION EXPENSE BENEFITS

Under WHMC 17.52.110, landlords must provide these benefits in the following cases:

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| <ul style="list-style-type: none"> • Temporary Repossession of a Unit
When a landlord must temporarily regain possession of a unit to comply with housing, health, building, or safety laws. • Government-Ordered Vacancy
When a tenant must vacate by order of a government agency or officer (e.g., if a unit is deemed uninhabitable). | <ul style="list-style-type: none"> • Fumigation
When fumigation cannot be completed while the unit is occupied. • Inoperative Elevators
Vulnerable tenants (seniors, disabled individuals, or those with mobility issues) are entitled to additional benefits during elevator outages lasting more than 72 hours. |
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Unless otherwise agreed upon by the landlord and tenant, the landlord shall make payment directly to the lodging accommodations and pet accommodations facility. All other compensation shall be paid directly to the tenant.

RELOCATION BENEFIT	PER DIEM RATE		
	Amounts establish the minimum rate. No tenant shall be responsible for any amount due in excess of the per diem.		
Hotel/Motel Accommodations (within 2 miles of City boundaries or tenant's residence)	The minimum rate is the U.S. General Services Administration per diem lodging rate for Los Angeles/Orange/ Ventura/ Edwards AFB less the City of Santa Monica. <ul style="list-style-type: none"> One hotel/motel room for each occupied bedroom in the displaced or household's unit Plus, any additional cost of on-site parking at the accommodation or nearest available parking structure 		
Meal allowance	\$65	Per day per person in household if temporary accommodation lacks cooking facilities	
Laundry allowance	\$2	Per day if the rental unit included in-unit laundry and the temporary accommodation does not	
Pet accommodations	Dogs	\$71	Per day for each pet permitted in the lease if the temporary accommodation does not accept pets.
	Cats	\$49	
	Other	Actual Cost	

FAQ's:

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| <ul style="list-style-type: none"> • Does the tenant continue paying rent while they are displaced?
Yes, the tenant is responsible for paying the rent due to the landlord during the displacement period. • When are the relocation benefits made available to the tenants?
The temporary housing shall be provided immediately upon service of any government order or notice to vacate and until the government | <p>order has been deemed completed by the governmental agency.</p> <ul style="list-style-type: none"> • Can the landlord and tenant agree on a housing type or benefit different from what is required in the municipal code?
Yes, the landlord and tenant may mutually agree on a housing type or benefits other than the housing/ benefits required by this section if: | <ol style="list-style-type: none"> 1. The agreement is in writing. 2. The written agreement is filed with the Rent Stabilization Division. 3. Includes a statement in bold letters in at least fourteen-point type (close to the space reserved for the tenant's signature) that a copy of Section 17.52.110 of the WHMC was provided to the tenant. <p>For more information, please visit:
go.weho.org/temprelocations</p> |
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COMMUNITY CONNECTIONS

Volunteer or Participate in the CONNECT Program



CONNECT, a program of the JFS West Hollywood Comprehensive Service Center, pairs volunteers with older adults and people with disabilities to a companionship and transportation support. This program enables West Hollywood community members to continue living independently in their homes and the city they love. Volunteers assist participants with essential errands like grocery shopping, bank visits, pharmacy trips, social outings, concerts in the park, museums, and more. Great care is taken to match people with similar interests and outlooks, fostering meaningful connections for both parties.

All volunteers are screened, trained, and provided with ongoing support by a licensed clinical social worker.

The **CONNECT** program also builds intergenerational bridges, promoting camaraderie and appreciation between different age groups. Current volunteer matches include a 31-year-old restaurant designer paired with a 90-year-old artist, a 24-year-old rabbinical student with an 87-year-old Holocaust survivor, a 24-year-old film student with a 70-year-old dancer, and a 30-year-old documentary filmmaker with an 84-year-old theater critic.

CONNECT is always seeking new volunteers. If you or someone you know is interested, please visit www.jfsla.org/volunteer or call **(323) 851-8202**.

If you are an older adult or a person of any age with a disability and would like to be matched with a volunteer, please call **(323) 851-8202** to speak with a social worker.

CODE ENFORCEMENT

Proactive Multifamily Inspection Program Update



The City of West Hollywood's Code Enforcement Division is excited to share an update on the Proactive Multifamily Inspection Program, launched in February 2024, to enhance community health and safety by addressing housing and property standards. As the completion of inspections in Zone 1 nears, the Code Enforcement team has begun preparing for the inspections in Zone 2, estimated to start in November 2024.

Zone 2 encompasses the area between North La Cienega Boulevard (west) and North Fairfax Avenue (east), extending to the city's northern and southern boundaries. Property owners and tenants in this area are encouraged to collaborate with the Code Enforcement team by responding to outreach efforts and arranging inspection appointments as requested.

For questions or to schedule inspections, contact Code Enforcement at **(323) 450-7115**, HousingInspections@weho.org, or MultiFamilyInspections@weho.org.

You can also submit service requests at weho.org/servicerequest or through the City's app, available on the iOS App Store and Google Play (search "West Hollywood Official App").