

30-DAY NOTICE OF CHANGE IN TERMS OF TENANCY

2025-2026

RENT STABILIZATION
CITY OF WEST HOLLYWOOD
weho.org/rent

This form is provided as a convenience to you. The Rent Stabilization Ordinance does not require you to use it. To increase rent legally, you must comply with all applicable local and state laws.

REQUIRED STATEMENTS

West Hollywood Municipal Code §17.28.060(c) requires that a landlord who is increasing rent pursuant to the Annual General Adjustment (AGA) include the following statements in English, Spanish, and Russian with the notice:

- that the property is subject to the provisions of the Rent Stabilization Ordinance of the City of West Hollywood;
- that a copy of the Ordinance and information about the maximum allowable rent that may be charged for each unit can be obtained from the Rent Stabilization Division;
- the Rent Stabilization Division's phone number; and
- "This property is also subject to Chapter 17.52 of the City of West Hollywood Rent Stabilization Ordinance, which includes, but is not limited to, the protections related to eviction and the prohibition against tenant harassment." (See Samples below.)

West Hollywood Municipal Code §17.36.070 requires that your notice include a statement that you are "in compliance with all provisions of the West Hollywood Rent Stabilization Ordinance and Regulations." If you choose to use a form other than this one, you must write this compliance statement somewhere on the form.

In addition, California law (Civ. Code § 827) dictates the manner in which rent increase notices must be served. If you do not follow the requirements of California law regarding proper service, you run the risk of having your notice declared invalid by a court.

SAMPLE - ENGLISH VERSION

This property is in compliance with all provisions of the West Hollywood Rent Stabilization Ordinance and Regulations.

This property is subject to the provisions of the Rent Stabilization Ordinance of the City of West Hollywood. A copy of the Ordinance and information about the maximum allowable rent that may be charged for each unit may be obtained from the Rent Stabilization Division located at: **City of West Hollywood City Hall - 8300 Santa Monica Blvd., or by calling: (323) 848-6450.** This property is also subject to Chapter 17.52 of the City of West Hollywood Rent Stabilization Ordinance, which includes, but is not limited to, the protections related to eviction and the prohibition against tenant harassment.

SAMPLE - RUSSIAN VERSION

ЭТО СВОЙСТВО СООТВЕТСТВУЕТ ВСЕМ ПОЛОЖЕНИЯМ ПОСТАНОВЛЕНИЯ И ПРАВИЛ СТАБИЛИЗАЦИИ АРЕНДНОЙ ПЛАТЫ В ЗАПАДНОМ ГОЛЛИВУДЕ.

ЭТОТ ДОМ ПОДПАДАЕТ ПОД ДЕЙСТВИЕ ЗАКОНА О РЕНТ-КОНТРОЛЕ ГОРОДА ВЕСТ ГОЛЛИВУДА. ИНФОРМАЦИЮ ОБ ЭТОМ ЗАКОНЕ, А ТАКЖЕ О МАКСИМАЛЬНО РАЗРЕШЕННОМ РЕНТЕ ЗА КАЖДЮЮ КВАРТИРУ, МОЖНО ПОЛУЧИТЬ В ДЕПАРТАМЕНТЕ ЖИЛЬЯ И РЕНТ-КОНТРОЛЯ ПО АДРЕСУ **8300 SANTA MONICA BLVD., ИЛИ ПО ТЕЛЕФОНУ (323) 848-6450.** НА ЭТО ИМУЩЕСТВО ТАКЖЕ РАСПРОСТРАНЯЕТСЯ ДЕЙСТВИЕ ГЛАВЫ 17.52 ПОСТАНОВЛЕНИЯ ГОРОДА ЗАПАДНОГО ГОЛЛИВУДА О СТАБИЛИЗАЦИИ АРЕНДНОЙ ПЛАТЫ, КОТОРОЕ ВКЛЮЧАЕТ, ПОМИМО ПРОЧЕГО, МЕРЫ ЗАЩИТЫ, СВЯЗАННЫЕ С ВЫСЕЛЕНИЕМ, И ЗАПРЕТ НА ПРИТЕСНЕНИЕ ЖИЛЬЦОВ.

SAMPLE - SPANISH VERSION

Esta propiedad cumple con todas las disposiciones de la Ordenanza y Reglamentos de Estabilización de Alquileres de West Hollywood. Esta propiedad esta sujeta a las provisiones de la ordenanza de control de alquileres en la ciudad de West Hollywood. Una copia de la ordenanza y información sobre la renta maxima que puede ser cobrada por cada apartamento puede ser obtenida en la Division de Estabilización de Arrendamiento en: **Alcaldia de la Ciudad de West Hollywood, 8300 Santa Monica Blvd., ó llamando al: (323) 848-6450.** Esta propiedad también está sujeta al Capitulo 17.52 de la Ordenanza de Estabilización de Rentas de la Ciudad de West Hollywood, que incluye, entre otras, las protecciones relacionadas con el desalojo y la prohibición contra el acoso de inquilinos.

www.weho.org/rent Phone: (323) 848-6450 Email: rsd@weho.org

RENT STABILIZATION NEWS

CITY OF WEST HOLLYWOOD RENT STABILIZATION

SUMMER
2025

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

Contact Information
For additional information, reach out to the Rent Stabilization Division (RSD):
Phone: (323) 848-6450
Email: RSD@weho.org
Visit weho.org/rent for more resources and information.



IT ONLY TAKES 20 SECONDS TO BE A GOOD NEIGHBOR. So Please...

The City of West Hollywood has launched its **Scoop the Poop** campaign to promote responsible pet ownership. Pet guardians are reminded to pick up after their pets and keep dogs on leashes in public areas. Let's all do our part to keep sidewalks, parks, and shared spaces clean, safe, and welcoming for everyone.

LANDLORD REMINDER
Landlords Must Register New Tenancies Within 30 Days

REGISTER TENANCIES AND PAY BILLS ONLINE!
Please visit:
weho.org/rent and click on the 'Online Landlord Service Portal' icon.

TENANT HABITABILITY PLANS

TENANT HABITABILITY PLANS

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.

WHAT WORK REQUIRES A THP?

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.

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.

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.

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.

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.

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

RENT STABILIZATION NEWS

CITY OF WEST HOLLYWOOD RENT STABILIZATION

SUMMER
2025



weho.org/rent

This West Hollywood Rent Stabilization newsletter contains useful information and tips for tenants and landlords. If there is any section of this newsletter that you do not understand, 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 entienda, por favor llame al Departamento de Control de Rentas al (323) 848-6450. Pida hablar con un intérprete en español.

Вданном 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.

ANNUAL GENERAL ADJUSTMENT FOR SEPTEMBER 1, 2025 – AUGUST 31, 2026 IS 2.25%

The Annual General Adjustment (AGA) for dwellings on properties with two or more units first occupied or receiving certificate of occupancy prior to July 2, 1979 is **2.25%** beginning September 1, 2025.

The authorized percentage increase is equal to 75% of the May-to-May percent increase in the Los Angeles-Long Beach-Anaheim Consumer Price Index for All Urban Consumers (CPI-U) for All Items, rounded to the nearest quarter of one percent (0.0%, 0.25%, 0.50%, or 0.75%).

For May 2025, the CPI-U, which is determined by the Department of Labor's Bureau of Statistics, increased 3.020% over May 2024. Seventy-five percent of the May CPI-U is 2.25%.

Generally, property owners may increase rent after the first year, and then once every 12 months after the prior increase. Tenants must be given a written 30-day notice, or written 60-day notice for Section 8 Housing Choice Voucher holders.

The AGA can only be applied if the landlord has completed the following:

- Registered the tenancy
- Paid the annual rent registration fees

To verify if your tenancy is registered and for questions about permissible rent increases please contact Rent Stabilization.

Rent Stabilization Information Line:
(323) 848-6450
RSD@weho.org

RELOCATION FEES as of July 1, 2025

UNIT TYPE	AMOUNT
0 Bedroom	\$9,492
1 Bedroom	\$13,405
2 Bedrooms	\$18,056
3 or more Bedrooms	\$23,829
Qualified Tenant - 62 or older, disabled, dependent minor child, terminally ill	\$25,131
Persons and Families of Moderate Income - CA Health & Safety Code Section 50093	\$25,131
Lower Income Tenant - CA Health & Safety Code Section 50079.5	\$31,645

Relocation fees for permanently displacing a tenant are adjusted annually based on the May Consumer Price Index.

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

ANNUAL REGISTRATION FEES AND THE FEE PASS-THROUGH

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

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.

RENT STABILIZATION COMMISSION MEETING

Date: August 14, 2025
Time: 7:00 PM

Location:
West Hollywood Park
City Council Chambers
625 N San Vicente Blvd.
West Hollywood, CA 90069

For questions about how to participate in the meeting, please call (323) 848-6450.

WHAT MATTERS TO YOU WHEN IT COMES TO SECURITY DEPOSIT INTEREST?

We Want Your Input. Let us know what's working, what's not, and how the calculation process could be improved.

The City of West Hollywood's Rent Stabilization Commission will be reviewing the City's methodology for calculating interest on residential security deposits.

Tenants, landlords, housing providers, and all community members are invited to share their feedback and ideas at the upcoming Rent Stabilization Commission meeting. Your voice is essential in helping ensure the policy remains fair, transparent, and aligned with current economic conditions.

Community members may provide input in person, via Zoom, or by submitting written comments in advance. Written comments must be submitted by 12:00 p.m. on the day of the meeting to RSDPublicComment@weho.org.

Note: written comments will be shared with the Commission but will not be read aloud during the meeting.

Join My WeHo Climate Action!

Get Actionable Tips On How To:

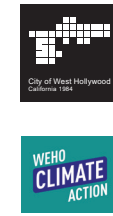
- Eat Green & Waste Less
- Be Energy Smart
- Take Community Action
- Be Prepared & Connect
- Be Water Wise
- Clean Home Energy

The City's Climate Action and Resilience Platform

Explore a curated selection of activities tailored to your household, track your impact and progress over time, and find a wealth of resources, from rebates to how-to guides.

Together you can join in community challenges, collaborate with neighbors, and celebrate collective achievements.

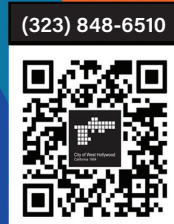
Learn which simple everyday actions you can take to reduce carbon pollution and save money at my.wehoclimateaction.org or scan the QR code!



NEED HELP?

City of West Hollywood funds supportive services for residents, workers, students, and unhoused neighbors.

- Housing
- Health
- Transportation
- Food
- Financial & Legal
- Harm Reduction
- Older Adults & Youth



Visit weho.org/humanservices @wehocity | @wehocares

COMMUNITY CATS PROGRAM | TRAP-NEUTER-RETURN (TNR)

The City of West Hollywood collaborates with a community-based volunteer program to manage and support the population of stray and feral cats. The program focuses on humane methods to control the cat population and promote coexistence between residents and community cats. For details, visit go.weho.org/communitycats or WestHollywoodCommunityCats.com

The TNR process involves

1. Trapping: Humanely capturing stray or feral cats.
2. Neutering/Spaying: Prevent reproduction.
3. Vaccinating: To protect against diseases.
4. Ear Tipping: A visual indicator that it has been sterilized.
5. Returning or Adoption: Releasing the cat to its original location or placing it for adoption.

If you have questions, please contact Elisa Lopez, Senior Code Enforcement Officer, in the City's Neighborhood & Business Safety Division, at (323) 848-6432 or elopez@weho.org.

City of West Hollywood Ordinance to Prohibit Smoking in Multi-Family Dwellings

On April 19, 2021, the West Hollywood City Council adopted Chapter 710 (Smoking in Multi-Family Dwellings) of the West Hollywood Municipal Code (WHMC). Please be advised of the following amendments indicated below:

Effective July 15, 2021

- Smoking tobacco, cannabis, and vaping are prohibited in all Common Areas of Multi-Family Dwellings.
- Smoking tobacco inside all New Multi-Family Dwelling Units (including new tenancies) is prohibited.
- Smoking tobacco on private balconies and patios of New Multi-Family Dwelling Units (including new tenancies) is prohibited.

Effective January 1, 2023

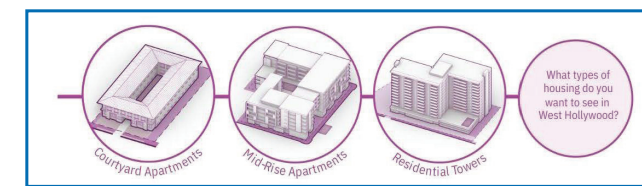
- Smoking tobacco inside all Existing Multi-Family Dwelling Units is prohibited.
- Smoking tobacco on private balconies and patios of Existing Multi-Family Dwelling Units is prohibited.

Please visit the link provided below for more information on Smoking Cessation Resources.

(323) 848-6516 | code@weho.org | weho.org/smokinginfo

Zoning Improvement Program for Housing

The **Zoning Improvement Program for Housing (ZIP)** will reduce zoning-related hurdles to new housing developments. ZIP will help better align the city's zoning code with goals relating to housing affordability and neighborhood equity, while also responding to new opportunities for transit-oriented development and mixed use communities.



What is Zoning? Zoning is the local law that dictates how land can be used, where that use can take place, and what it looks like. It is fundamental in guiding what types of housing can be built and where it can be built.

Help Shape the Future of Housing in West Hollywood
Have your voice heard by completing the survey at engage.weho.org/ZIP.

Scan the QR code to follow ZIP's progress, hear about events, and provide comments.



AB 2801 - NEW SECURITY DEPOSIT PHOTO REQUIREMENTS
Pursuant to California Civil Code § 1950.5

Effective April 1, 2025:

- Landlords must take photos after the tenant moves out, within a reasonable time.
- Photos must be taken before and after any cleaning or repairs that may result in deductions from the security deposit.
- These photos must be shared with the departing tenant.

Effective July 1, 2025 (for new tenancies only):

- Landlords must take photos at the start of the tenancy, either immediately before or at move-in.
- These requirements aim to promote transparency in the security deposit process. For more information, contact a local housing resource or legal professional.

West Hollywood CareTeam

24/7 Free Support Including Holidays
(323) 540-6392

Provides mobile behavioral health support to West Hollywood community members. Services include, and are not limited to:

- ✓ Crisis stabilization ✓ Wellness checks
- ✓ Safety planning ✓ Housing navigation
- ✓ Resource connections ✓ Follow-up care

For program information, visit: weho.org/careteam



30-DAY NOTICE OF CHANGE IN TERMS OF TENANCY

TO: _____ name(s)

Tenant(s) in possession of the premises at:

_____ Street Address and Unit Number

City of West Hollywood, County of Los Angeles, California

In accordance with West Hollywood Municipal Code Chapter 17.36, the terms under which you occupy these premises are being changed. **During the period beginning September 1, 2025 and ending August 31, 2026, WHMC Sec. 17.36.020 authorizes a rent increase not to exceed 2.25%.**

Because you have lived at these premises for at least 12 months, or it has been at least 12 months since you were last issued a rent increase, your rent is being increased as follows:

RENT INCREASE CALCULATION

1	Current Monthly Rent: (NOT including the \$6 monthly pass-through registration fee)	(A) \$ _____	<p><i>Example:</i></p> <p>(A) \$1000</p> <p>X 0.0225</p> <p>=</p> <p>(B) \$22.50</p> <p>(C) \$1022.50</p> <p>(D) + \$6</p> <p>=</p> <p>(E) \$1028.50</p>
2	General Adjustment of 2.25% (percent)	x 0.0225	
3	Total Rent Increase:	(B) \$ _____	
4	Add the \$6 pass-through registration fee	(D) + \$6	
5	NEW MONTHLY RENT PAYMENT:	(E) \$ _____ (ADD LINES C+ D)	

This change in terms of tenancy shall become effective on: _____, 20____ which is at least 30 days from the date you received this notice.

I certify that this property is in compliance with all provisions of the West Hollywood Rent Stabilization Ordinance and Regulations, including, but not limited to, payment of all applicable registration fees and penalties.

Signature Owner/Agent (s) _____ Date _____, 20____
Print Name _____

