

SUMMER  
2025

# RENT STABILIZATION NEWS

CITY OF WEST HOLLYWOOD RENT STABILIZATION

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

### City Hall Services and Appointments

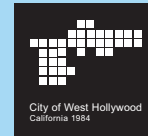
For your convenience, City Hall offers both in-person and virtual appointments. Schedule your appointment at [weho.org/appointments](http://weho.org/appointments). Walk-ins are also welcome.

### 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](mailto:RSD@weho.org)  
Visit [weho.org/rent](http://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](http://weho.org/rent) and click on the  
'Online Landlord Service Portal' icon.

## 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

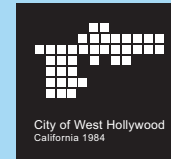
The work will result in all elevators being inoperative for more than seventy-two consecutive hours.

For more information, please visit: [go.weho.org/THP](http://go.weho.org/THP)

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# RENT STABILIZATION NEWS

CITY OF WEST HOLLYWOOD RENT STABILIZATION



[weho.org/rent](http://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 entiende, 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 рента-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](mailto:RSD@weho.org)

## 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](http://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](http://weho.org/rent) and review the 'Voluntary Buyout Agreements' icon.

## 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.

**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](mailto: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](http://my.wehoclimateaction.org) or scan the QR code!



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

On April 19, 2021, the West Hollywood City Council adopted Chapter 7.10 (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.

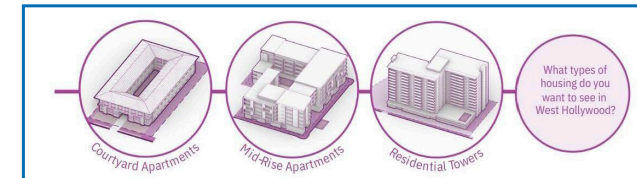
[\(323\) 848-6516](tel:3238486516) | [code@weho.org](mailto:code@weho.org) | [weho.org/smokinginfo](http://weho.org/smokinginfo)

**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](http://engage.weho.org/ZIP).




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



**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

(323) 848-6510



Visit [@wehocity](http://weho.org/humanservices) | [@wehocares](https://www.instagram.com/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](http://go.weho.org/communitycats) or [WestHollywoodCommunityCats.com](http://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](mailto:elopez@weho.org).



**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](http://weho.org/careteam)

