



VALUATION GUIDELINES

Effective 9/1/2025

The Valuation Guidelines help the independent Hearing Examiner establish a monthly rent value for housing service reductions and required maintenance.

IMPORTANT: Values provided are reference only and do not supplant evidence presented at the hearing or supersede the specific facts.

The listed values were adjusted annually using the May Consumer Price Index for all urban consumers for the Los Angeles-Long Beach-Anaheim area (CPI-U).

HOW TO USE THESE GUIDELINES

In evaluating the amount of rent decrease that may reasonably compensate the tenant, the Hearing Examiner or the Rent Stabilization Commission (on appeal) may consider the extent to which the reduction in services affects the tenant(s) of a given rental unit, the relative significance of the reduced service in relation to the safety, health, convenience, and comfort of the tenant(s), the prevailing market value of the housing service in question as a rental amenity, the extent to which the tenant(s) were led to rely upon the fact that the service would be provided, and such other factors as are deemed to be relevant by the Hearing Examiner or Commission. If a rent decrease application is approved for the loss of a housing service which was added to a unit after the base date and for which additional rent was charged, the amount of the rent decrease which is ordered shall be the additional rent which was charged for the housing service.

(Amended by R.S. Res. 89-25, as approved by the City Council on 8-7-89)

Housing Services	Range of Monthly Reduction	
	Low	High
Air Conditioner	16	175
Attendant (Front Desk/Door)	31	41
Balcony/Patio (Common Area)	11	65
Balcony/Patio (Unit Specific)	19	135
Barbecue Grill	6	28
Bicycle Rack	8	30
Cabinet	6	15
Carpet (Common area)	26	34
Carpet (Unit)	65	175
Ceiling Fan	11	27
Closet (Sliding Doors)	6	15
Clothes Washer (Common Area)	31	86
Clothes Dryer (Common Area)	31	86

Housing Services (continued)	Range of Monthly Reduction	
	Low	High
Clothes Washer (Unit)	46	130
Clothes Dryer (Unit)	46	130
Dishwasher	46	130
Dog Park	16	81
Door Lock/Chain (Interior)	16	54
Doorbell	6	16
Door (Common Area Exterior)	31	54
Door (Screen Door)	6	30
Door (Shower)	6	58
Door (Unit Entry)	15	145
Door (Unit Interior)	6	30
Driveway	11	41
Electric Vehicle Charging Station	33	97
Electrical Outlet	6	33
Elevator	12	119
Exhaust Fan	11	27
Floor (Hardwood)	37	99
Floor (Laminate)	20	54
Floor (Linoleum/Vinyl)	20	54
Floor Surface (Other)	9	25
Furnishings	310	836
Furniture (Common Area)	19	49
Garbage Disposal	6	41
Gardening/Landscaping Services	25	65
Gates and Fences	15	76
Gym	16	108
Heating/Furnaces	94	254
Intercom	7	36
Jacuzzi/Hot tub	6	49
Light Fixture (Exterior)	6	15
Light Fixture (Interior)	11	30
Mail/Package Holding Room	6	28
Mailbox	16	48
Manager (Onsite)	15	119

Housing Services	Range of Monthly Reduction	
	Low	High
Microwave	15	82
Onsite Rental Payment	11	28
Oven/Stove	31	175
Paint (Exterior)	31	48
Paint (Interior Common Area)	35	54
Paint (Unit Interior)	43	130
Parking	86	324
Plumbing – Faucets/Shower Heads	6	59
Plumbing – Leaking Drain/Basin	31	145
Plumbing – Potability of Water	31	82
Plumbing – Sink/Bathtub Surfaces	8	30
Plumbing – Toilet	31	291
Pool	16	81
Railing/Stairs	8	86
Recreation Room	11	108
Refrigerator	85	230
Required Notice	6	16
Roof Integrity	78	211
Security System/Cameras	31	163
Smoke/Carbon Monoxide Detector	25	65
Storage	46	259
Sunshade (Porch/Balcony)	6	15
Tile	6	15
Trash Chute	6	16
Vermin Infestation/Pest Control	44	188
Wall Surfaces/Wallpaper	15	41
Window Covering	6	15
Window Screen	15	41
Window	6	89
Yard/Garden	16	163

The Rent Stabilization Ordinance is amended periodically. Tenants and landlords are encouraged to contact the West Hollywood Rent Stabilization Division for the most current version of the Ordinance.