



Rent Stabilization Ordinance | Key Facts

www.weho.org/rent

RENT

- **Initial Rent Rate:** When you begin a new tenancy, you and your new landlord agree to the initial rent. In the City of West Hollywood, this initial rent amount must be registered with the Rent Stabilization and Housing Division and serves as the starting point for calculating future rent increases.
- **Rent Increases:** After you have lived in your unit for 12 months, or after at least 12 months since your last rent increase, your landlord can raise your monthly rent by the percentage allowed under the Rent Stabilization Ordinance (RSO). The percentage increase is based on the rise in the Consumer Price Index for the Los Angeles area. You will receive a newsletter every July telling you what the current percentage is. From September 1, 2019—August 31, 2020 rent can be increased by a maximum of 2.25%.
- **Late Fees:** If your lease states rent is due on the first of the month, it is considered late on the second. There is no grace period for paying rent established by state law. If you have a grace period, it must be explicitly stated in your lease. The RSO allows your landlord to charge a 1% late fee when your rent is five or more days late.
- **Registration Fees:** Your landlord can charge you one-half of the \$144 annual rent registration fee paid to the City for your unit. Your portion must be pro-rated over 12 months, at \$6 per month. It is considered a rent surcharge and should not be included when calculating rent increases.

The property where you live is subject to the City of West Hollywood's Rent Stabilization Ordinance and Regulations. This fact sheet contains important information for tenants. If you have any questions, contact the City's Rent Stabilization and Housing Division at 323-848-6450 or rsh@weho.org.

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.

HOUSING SERVICES AND MAINTENANCE STANDARDS

- **Housing Services:** The housing services you receive must be maintained or you may file an application to request that your rent is reduced. Housing services include parking, storage, appliances, utilities, laundry facilities, gardening, swimming pools, saunas, recreational facilities, elevator service, etc.
- **Maintenance:** Unit interiors must be painted no less than once every four years. Carpet, drapes and blinds must be replaced no less than once every seven years.

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- All appliances must be maintained in good working order.
- Buildings must be maintained in accordance with all applicable building, housing and health codes.

EVICITION PROTECTION

- **Just Cause Evictions:** The landlord must have a "Just Cause," pursuant to the RSO, to terminate your tenancy. You do not have to move at the end of your lease term. Some examples of "Just Cause" evictions are non-payment of rent, creating a nuisance, using the unit for an illegal purpose and refusing to provide access to your unit when the landlord's right of entry is allowed under California law. Short-term subleasing your unit (ex. AirBnB) could also be a just cause for eviction.
- **Owner Move-In:** If the landlord or a close relative wants to move-in, the RSO requires the landlord to take the unit with the most recent tenant that has the number of bedrooms the landlord wants. The tenant must receive relocation fees in the amount specified by the RSO.
- **Removing a Unit from the Rental Market:** California law allows the landlord to go out of the rental business using the Ellis Act. Tenants must be given a minimum of 120 days notice to move and receive the full amount of relocation fees required by law. Tenants who are at least 62 years old or are disabled may ask that the 120 day move-out be extended to one year.

Please call us or stop by if you have any questions or would like more information.

City of West Hollywood
Rent Stabilization and Housing Division
8300 Santa Monica Boulevard
West Hollywood, California 90069
323-848-6450 rsh@weho.org

THINGS TO KNOW

- **Security Deposits:** Your security deposit cannot exceed a total of two months' rent at move-in and it cannot be raised during your tenancy.
- **Short Term Rentals:** Do not rent your unit, or any part of it, as a short term rental (for example, using Air BnB) whether or not you are present during the rental. It is illegal in the City of West Hollywood.
- **Changes to Your Lease Terms:** Your landlord cannot make unilateral changes to your rental agreement except when it comes to raising the rent. You must agree in writing to any new change in terms of tenancy for it to be enforceable.

City of West Hollywood
 Rent Stabilization & Housing

HOURS
 Mon - Thurs 8 am to 6 pm
 Fri - 8 am to 5 pm

CONTACT
 p: 323-848-6450
 f: 323-848-6567
 e: RSH@weho.org



City of West Hollywood
 California 1984
www.weho.org