

RENT STABILIZATION NEWS

CITY OF WEST HOLLYWOOD RENT STABILIZATION



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

City Hall Appointments

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

City Hall Hours

Monday through Thursday:
8:00 AM to 6:00 PM
Fridays: 8:00 AM to 5:00 PM

Contact the Rent Stabilization

Division:

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



FREE MEDIATION SERVICES



The City of West Hollywood offers free mediation services in an effort to informally resolve disputes. The City encourages all parties to participate in mediation before hearing applications are filed. Mediation is a confidential, voluntary process that offers participants an opportunity to resolve a wide variety of issues such as:

- Disputes over maintenance, repairs, and habitability in a tenant's apartment, such as painting, carpets, etc.
- The performance of maintenance and repairs in a common area shared by more than one tenant.
- The substantial reduction or loss of housing services (amenities) that were previously provided by the landlord.
- Other landlord tenant disputes such as interest on security deposits or rent overcharges.
- Neighbor to neighbor disputes such as landscape maintenance issues or noise disturbances.

During mediation, parties meet with a trained, impartial mediator in a neutral setting, generally at City Hall. The mediator doesn't make decisions, but helps to guide open communication, allowing both parties to discuss concerns directly and work toward a mutually satisfactory resolution.

To utilize or inquire about mediation, please contact Robb Strom, Mediator at RSD@weho.org or (323) 848-6450 or visit go.weho.org/mediation.

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Security Deposit Interest Payments Required in January 2026 Determined to Be 4.3%

4.3%

West Hollywood Rent Regulations require landlords to pay tenants interest on the amount held on deposit. The security deposit interest for the calendar year 2025 is 4.3%.

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 rates used to determine the rate are:

Peak Bank: 4.35%
Bread Savings: 4.25%
Bask Bank: 4.20%
EverBank: 4.30%
Forbright Bank: 4.25%



Landlords should pay the interest owed to tenants for the previous calendar year by
JANUARY 31, 2026

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/rsd. Owners should use them to pay tenants by January 31, 2026. 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 recommended to keep a copy of the completed form for your records.



This is also the correct form to use if a tenant moved out after living in the unit for only part of 2025. If a tenant moved out in 2025, the correct percentage rate would be 4.3%. The form shows how to prorate for each month the tenant lived there.

Rent Stabilization Ordinance (RSO) Review: Community Input Opportunities

West Hollywood is taking a closer look at parts of the RSO and this is your chance to be part of the process. We'll be hosting future community input opportunities, allowing tenants and landlords to share their perspectives and help inform potential RSO updates.

Interested in participating? Email RSD@weho.org with subject line "Community Input", and we'll keep you informed as meetings and engagement opportunities become available.

If there is any section of this newsletter that you need help understanding, please call the City of West Hollywood Rent Stabilization Division at (323) 848-6450.

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.

Если вам нужен перевод на русский, пожалуйста, позвоните нам по телефону (323) 848-6450.

REQUIREMENTS FOR VOLUNTARY BUYOUT AGREEMENTS

1 Landlords must disclose tenants' rights

When offering a voluntary buyout agreement, a landlord must provide each tenant in the rental unit with a disclosure of rights, in at least 14-point bold type in close proximity to the space for signatures.

2 To be valid, the agreement must:

- be in writing in the primary language of the tenant.
- be provided to the tenant at least 10 days before it's signed.

3 Filing with the City

Property owners must file Voluntary Buyout Agreements with the signed disclosures with the Rent Stabilization Division no less than 31 days after and within 60 days of the agreement being signed by all parties.

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



STATE LAW EXPANDS HABITABILITY STANDARDS FOR RENTAL HOUSING EFFECTIVE IN 2026

Starting January 1, 2026, a new California law will update the state's minimum habitability standards for rental housing under Civil Code Section 1941.1. This section of the law defines what makes a rental unit "tenantable", meaning safe and livable for residents.

The existing law already requires landlords to provide and maintain basic living standards, such as weatherproofing, plumbing, heating, electrical systems, sanitary conditions, and proper garbage disposal.

The new amendment, effective on January 1, 2026, adds an important requirement:

Every rental unit must have a working stove and refrigerator, which must be provided by the landlord and maintained in good working order.



This new appliance requirement applies to any rental agreement that is entered into, renewed, or amended on or after January 1, 2026.

In simpler terms, this means:

- New leases signed on or after January 1, 2026 must meet this standard.
- Renewed or extended leases after that date must also comply.
- Existing leases that continue without renewal before that date are not immediately affected until they are changed or extended.



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 community cats (stray and feral). The program focuses on humane methods to control the community cat population and promote coexistence between residents and community cats.

For details, visit go.weho.org/communitycats.

The Trap-Neuter-Return process involves:

- 1 Trapping: Humanely capturing community cats.
- 2 Neutering/Spaying: Preventing reproduction.
- 3 Vaccinating: To protect against diseases.
- 4 Ear-Tipping: A visual indicator that sterilization has been completed.
- 5 Returning or Adoption: Releasing a community cat back to its original location or placing it for adoption.

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



MAINTENANCE STANDARDS AND HEARING PROCESS

Landlord property maintenance responsibilities:

- Painting: Interiors must be painted every four years; exteriors must be painted every seven years.
- Flooring and coverings: Carpet, window coverings, linoleum, vinyl floors, 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.

Requesting maintenance as a tenant:

Tenants needing maintenance or repairs should submit a written request to their landlord and keep a dated copy.

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.

Filing 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).

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.

For more information, visit go.weho.org/hearings.

RATIO UTILITY BILLING SYSTEM PROHIBITION

In 2022, the City Council passed an amendment that prohibited the use of the Ratio Utility Billing System (RUBS).

RUBS are an unregulated form of dividing the cost of non-separately metered utilities among tenants. Formulas for making the determination as to how non-separately metered utility costs will be allocated are determined by the company responsible for the billing.

- Utilities that are not separately metered are a housing service provided by a landlord and cannot be extricated from the underlying rental amount as a separate charge. To do so results in a variable monthly rent, which is impermissible under the Rent Stabilization Ordinance.
- Similar to side agreements for housing services that are an inseparable part of the tenancy, RUBS are prohibited under existing law.
- Landlord-installed meter systems are also prohibited if they are not connected to a regulated utility provider that bills tenants directly.

This amendment went into effect on March 24, 2022. If you moved in prior to this date, contact the City of West Hollywood Mediator at (323) 848-3153 to address possible overcharges.



BE PREPARED
Subscribe to emergency alerts to receive messages directly on your phone. Sign-up for Nixle Alerts by texting your West Hollywood ZIP Code to **888-777**

PREPÁRESE
Suscríbese a las alertas de emergencias para recibir mensajes directamente en su teléfono. Suscríbese a las Alertas Nixle enviando un mensaje de texto con su código postal de West Hollywood al **888-777**

БЫТЬ ГОТОВЫМ Подписывайтесь на экстренные уведомления, чтобы получать сообщения напрямую на телефон. Зарегистрируйтесь на Nixle Alerts, отправив текстовое сообщение с вашим почтовым индексом Западного Голливуда на номер **888-777**

[@wehocity](https://go.weho.org/emergencypreparedness)
(323) 848-6400



HUMAN SERVICES DIVISION

The Human Services Division partners with local nonprofits to provide emergency rental assistance, short-term subsidies, and move-in support for eligible West Hollywood residents. These programs help prevent eviction, stabilize housing, and connect residents to ongoing supportive services. If you're facing a housing challenge, help is available. Call (323) 848-6510 or visit weho.org/humanservices to learn more.

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.

Can landlords pass a portion of this fee to tenants?

Yes, the Ordinance 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 rent 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, visit go.weho.org/registrationfee.

REMINDER:
LANDLORDS MUST REGISTER NEW TENANCIES WITHIN 30 DAYS

REGISTER TENANCIES AND PAY BILLS ONLINE!

For more information, please visit weho.org/rsd and click on the 'Online Landlord Service Portal' icon.



UNDERSTANDING SECURITY DEPOSIT RULES IN CALIFORNIA



As of July 1, 2024, State of California Assembly Bill 12 limits security deposits to a maximum of one month's rent, regardless of whether the rental is furnished or unfurnished.

STATE OF CALIFORNIA ASSEMBLY BILL 2801: 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.



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 Tenant Habitability Plan?

Seismic strengthening:

The altering, repairing, or rehabilitating of any property containing one or more dwelling units under West Hollywood Municipal Code (WHMC) Sections 13.28, 13.32, 13.36, and 13.40.

Work that will cause uninhabitable conditions:

Any 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 specified 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, that 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, visit go.weho.org/thp.

Planning an ADU? Let's Talk THPs

If you're a property owner planning to construct an Accessory Dwelling Unit (ADU), we encourage you to connect with the Rent Stabilization Division (RSD) early in the process. Early coordination with RSD can help your project move forward more smoothly while ensuring compliance with Rent Stabilization Ordinance requirements.

ADU construction at tenant-occupied properties may trigger THP requirements, which are designed to address the impact of construction on tenants during the project. Understanding these requirements in advance can help avoid delays, reduce uncertainty, and streamline your project timeline.

Book a meeting with us online at weho.org/appointments > Rent Stabilization > THP Application Review.

TEMPORARY RELOCATION EXPENSE BENEFITS

Under West Hollywood Municipal Code (WHMC) 17.52.110, landlords must provide these benefits in the following cases:

- 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).
- Fumigation: When fumigation cannot be completed while the unit is occupied.
- Inoperative elevators: Vulnerable tenants (seniors, people with disabilities, or those with mobility issues) are entitled to additional benefits during elevator outages lasting more than 72 hours.

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 household's unit • Plus any additional cost of onsite parking at the accommodation or nearest available parking structure 	
Meal allowance	\$68	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	\$74
	Cats	\$51
	Other	Actual cost
		Per day for each pet permitted in the lease if the temporary accommodation does not accept pets

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.

FAQs

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 order has been deemed completed by the governmental agency.

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:

- the agreement is in writing.
- the written agreement is filed with the Rent Stabilization Division.
- the agreement includes a statement in bold letters in at least 14-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.

For more information, please visit go.weho.org/temprelocations and gsa.gov for per diem rates.