



URGENT NOTICE

February 2, 2017

RE: Rent Stabilization Urgency Ordinance Information and FAQ

Dear Tenants, Property Owners and Concerned Members of the Community:

On January 24, 2017, as result of the recent and ongoing studies and public outreach performed by the Human Relations Commission, the Beverly Hills City Council adopted an Urgency Ordinance modifying rent stabilization regulations pertaining to rent increase and no cause terminations. The intent of this Notice is to provide property owners and tenants with information related to the Ordinance itself. Included with this letter are Frequently Asked Questions regarding the Urgency Ordinance and how it might affect tenants and landlords.

The Human Relations Commission invites all tenants and landlords to come together to share ideas and concerns regarding the recently enacted Urgency Ordinance amending the Beverly Hills Rent Stabilization Municipal Code at their Special Meeting. The meeting will be held on **Friday, February 3 at 9 AM** in City Council Chambers on the second floor of City Hall. All members of the public are invited to attend. A second opportunity to provide input is during the regular scheduled HRC meeting on **Thursday, February 16 at 9 AM** in room 280-A of City Hall.

The Human Relations Commission will bring all of the feedback from these meetings to the City Council at their Formal Meeting on **Tuesday, February 21 at 7 PM.**

To obtain a copy of the Urgency Ordinance and for further information on rent increases and relocation fees, visit <http://www.beverlyhills.org/living/rentstabilization/>.

For additional information, please contact the Human Services office at (310) 285-1006, or to file a complaint of a violation of this Ordinance contact Code Enforcement at (310) 285-1119.

Sincerely,

James R. Latta, LCSW

Human Services Administrator



URGENCY ORDINANCE FREQUENTLY ASKED QUESTIONS

Q: How are landlords and tenants being notified of the new rules?

In addition to the information on the City's website, press releases and advertisements in the newspapers and public meetings, the City is mailing out notices of the ordinance changes to the over 10,000 landlords and tenants in the City.

Q: What did City Council change:

MAXIMUM ALLOWABLE RENT INCREASE:

Effective January 25, 2017, the maximum allowable rent increase under Title 4, Chapter 6 was changed from 10% to 3% for a 12-month period. Therefore, a Chapter 6 tenant increase scheduled to take effect on or after January 25, 2017, must be no higher than 3%. This change will be effective for 30 days. The City Council will revisit this change to the maximum allowable rent increase at their Formal City Council meeting on February 21, 2017.

RELOCATION FEES:

If a Chapter 6 tenant has been served with a 60-day notice of termination of tenancy for no just cause and the tenant's last day in the unit falls on or after January 25, 2017, such tenant shall be entitled to a relocation fee as specified in the chart below. The relocation fees for a Chapter 5 tenant were revised to be as follows:

Chapter 5 and Chapter 6 Relocation Fees:

Unit Size	Fee Amount	Fee if Tenant is a Senior Citizen (62+), Disabled, or a minor
Bachelor/Single	\$9,050	\$10,350
One Bedroom	\$13,900	\$16,000
Two or More Bedrooms	\$18,850	\$21,650

"Disabled" is defined to be any person who is receiving benefits from a Federal, State, or local government, or from a private entity on account of a permanent disability that prevents the person from engaging in regular, full-time employment.

REGISTRATION OF TENANCY:

Landlords will soon be required to annually fill out a form similar to the Los Angeles Registry and return such completed form within 30 days to the City. Additionally, the City Council has directed staff to recreate an online database of rental units in the City as well as a rental registry.

Q: When do the new rules go into effect?

The urgency ordinance went into effect on January 25, 2017.

Q: I received a notice of rent increase of 10% effective March 1, 2017. What do I do?

Effective January 25, 2017, the maximum allowable rent increase under Title 4, Chapter 6 was changed from 10% to 3% for any 12-month period. Therefore, a 10% increase is no longer allowable as of January 25, 2017. Inform your owner or management company of the new ordinance and direct them to this web site for more information.

Q: What can tenants do if their landlord insists on implementing a 10% rent increase as of March 1, 2017?

Encourage the owner or management company to review this document and to visit www.beverlyhills.org/RENT. If the issue is not resolved, you may contact the City at 310-285-1119, or submit a question online at [Ask Bev!](#)

If you did receive a rent increase, you will still be obligated to pay it, although it would be at a maximum of 3%. Not paying a lawfully imposed rent increase may result in the landlord taking legal action.

Q: We were given a notice that our rent would increase on March 1, 2017, and we were told that if we didn't want to pay it that we would receive a 30-day notice to vacate the property. Is that legal?

Landlords are allowed to terminate tenancy without cause. However, they must serve tenants with a 60 day notice to do so. Additionally, as of January 25, 2017, landlords must pay relocation fees for no cause termination as specified below:

Unit Size	Fee Amount	Fee if Tenant is a Senior Citizen (62+), Disabled, or a minor
Bachelor/Single	\$9,050	\$10,350
One Bedroom	\$13,900	\$16,000
Two or More Bedrooms	\$18,850	\$21,650