



RENT STABILIZATION PROGRAM

JULY 2019 UPDATE

MAXIMUM ALLOWABLE RENT INCREASE

CHAPTER 5 - 3.40% (effective July 15, 2019)

CHAPTER 6 - 3.1% (effective June 12, 2019)

RENT REGISTRATION

Rent Registration is required annually, in response to notice from the City. The 2019 Rent Registration notices were issued on January 2, 2019. Registration is required within 30 days of receipt of the notice from the City that registration is required, unless the unit is specifically exempt.

ELIMINATION OF NO CAUSE EVICTIONS

Effective October 18, 2018, City Council eliminated the No Cause eviction provisions under the RSO for Chapter 6 tenants [Ordinance 18-O-02762]. Tenants may only be evicted as referenced below.

JUST CAUSE/NO FAULT PROVISIONS FOR BOTH CHAPTERS 5 AND 6

A tenancy may only be terminated by a landlord for one of the reasons specified in Chapter 5 or 6, as applicable to the particular apartment unit. These reasons are commonly referred to as “just cause” or “no fault” evictions [B.H.M.C. §§ 4-5-501 through 4-5-514 and 4-6-6]. Pursuant to State law, a written eviction notice is required to terminate a tenancy.

Just cause terminations may occur for any of the following reasons and would not require the landlord to pay relocation fees:

- Failure to Pay Rent [B.H.M.C. §§4-5-502 and 4-6-6 (A)]
- Violations of Obligations of Tenancy [B.H.M.C. §§4-5-503 and 4-6-6 (B)]
- Maintenance of Nuisances [B.H.M.C. §§4-5-504 and 4-6-6 (C)]
- Illegal Uses [B.H.M.C. §§4-5-505 and 4-6-6 (D)]
- Refusal to Execute Lease on like terms [B.H.M.C. § 4-5-506] (Chapter 5 Only)
- Refusal to Provide Access [B.H.M.C. §§ 4-5-507 and 4-6-6 (F)]
- Unapproved Subtenants [B.H.M.C. §§ 4-5-508 and 4-6-6 (G)]
- Change of Building Managers [B.H.M.C. §4-5-510] (Chapter 5 Only)
- Disruptive Tenant [B.H.M.C. §§ 4-5-514 and 4-6-6 (M)]



No fault terminations may occur for any of the following reasons and would require the landlord to pay relocation fees to the tenants as referenced below:

- Refusal to Execute Lease on like terms [B.H.M.C. §4-6-6 (E)] (Chapter 6 Only)
- Use by Landlords [B.H.M.C. §§4-5-509 and 4-6-6 (H)]
- Change of Building Managers [B.H.M.C. § 4-6-6 (I)] (Chapter 6 Only)
- Demolition or Condo Conversion [B.H.M.C. §§4-5-511 and 4-6-6 (J)]
- Major Remodeling [B.H.M.C. §§ 4-5-512 and 4-6-6 (K)]
- Withdrawal of Residential Rental Structures from the Rental Market [B.H.M.C. §§4-5-513 and 4-6-6 (L)]

RELOCATION FEES

The following are relocation fees, effective July 2019:

| Unit Type | Relocation Fee | If tenant is a Senior Citizen (62+ yrs), Disabled Person, or Minor |
|----------------------|-----------------------|---|
| Bachelor or Single | \$ 6,646.77 | \$ 8,646.77 |
| One Bedroom | \$ 9,818.28 | \$ 11,818.28 |
| Two or More Bedrooms | \$ 13,302.12 | \$ 15,302.12 |

On July 1 of each year the amounts of the relocation fees set forth above shall be increased annually by a percentage equal to the percentage increase, if any, of the consumer price index [B.H.M.C. §§ 4-5-605 and 4-6-9].

RSO COMMISSION

- Effective May 3, 2019, City Council approved the establishment of the Rent Stabilization Commission. The Commission will be composed of residents of the City of Beverly Hills as follows: 2 Landlord representatives; 2 Tenant representatives; and 2 at Large representatives (neither landlord nor tenant); and 3 alternates, one from each of the three categories.
- The duties of the RSO Commission will be to: 1) make recommendations to the City Council concerning amendments to Chapters 5 and 6 of Title 4 that have not been resolved by the City Council; and 2) to perform any other functions that may be designated by resolution or motion of the City Council.



DISRUPTIVE TENANT

[BHMC §§ 4-5-514 and 4-6-6(M)]

- Effective December 21, 2018, City Council established the Disruptive Tenant eviction review process. This process allows a landlord to bring an action to recover possession of an apartment unit if: 1) the tenant (“disruptive tenant”) repeatedly or continually disturbs the peaceful and quiet enjoyment of one or more tenants who occupy other rental units in the apartment building where the disruptive tenant resides; or 2) antagonizes, intimidates or bullies one or more tenants who reside at that apartment building, and the disruptive tenant does not cease the behavior when requested to do so by the other tenant(s) or by the property owner or manager.
 - The owner must first serve the disruptive tenant with a notice and provide an opportunity for the tenant to cease the disruptive behavior prior to the owner filing the Application with the City;
 - If the disruptive tenant does not cease the behavior, the owner then must file an Application with the City;
 - The City Council Subcommittee will hear the matter, and if the subcommittee determines that the tenant is disruptive, then the landlord or landlord’s representative may serve the tenant with a written notice to terminate the tenancy in accordance with state law (usually a sixty day notice). No relocation fees would be required to be paid.

FREE LANDLORD/TENANT WORKSHOPS

- New Landlord/Tenant workshops will commence in August and run through the end of the calendar year.

