



RENT STABILIZATION DIVISION

JULY 2022 UPDATE

MAXIMUM ALLOWABLE RENT INCREASE

For Chapter 5 and Chapter 6:

Pursuant to Urgency Ordinance 20-O-2818 and Ordinance 22-O-2861, the Beverly Hills moratorium on annual rent increases ended on May 31, 2022. Some units are now eligible to receive a rent increase not to exceed 3.10%. **However, this increase can only be applied to units where an allowable rent increase for the period of July 1, 2019 through June 30, 2020 was not imposed or was imposed at a rate less than 3.10%.** If a rent increase of less than 3.10% was imposed between July 1, 2019 through June 30, 2020, then the rent increase for the period between June 1, 2022 and June 30, 2023 cannot exceed 3.10% when added as the sum of the increase from the period of July 1, 2019 to June 30, 2020.

For more information and specific examples of allowable rent increases, please go to:

<https://www.beverlyhills.org/departments/communitydevelopment/rentstabilizationdivision/covid19rentresources/>

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 housing provider for one of the reasons specified in Chapter 5 or 6, as applicable to the 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 housing provider 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 housing provider 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 1, 2022:

Unit Type	Relocation Fee	If tenant is a Senior Citizen (62+ yrs.), Disabled Person, or Minor
Bachelor or Single	\$ 7,547.98	\$ 9,547.98
One Bedroom	\$ 11,149.50	\$ 13,149.50
Two or More Bedrooms	\$ 15,105.69	\$ 17,105.69

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 (“Commission”). The commission held its first meeting in June 2020 and has held 18 regular meetings and 6 special meetings. The Commission is composed of residents of the City of Beverly Hills as follows: 2 housing provider representatives; 2 tenant representatives; 2 at large representatives (neither housing provider nor tenant); and 3 alternates, one from each of the 3 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.
- The City Council requested the RSO Commission provide recommendations regarding removal of the eviction and rent increase moratoriums.
- The RSO Commission continues to work to establish recommendations to City Council on amendments to the RSO. The RSO Commission meetings are held on the first Wednesday of the month.
- To find out more information about the RSO Commission please visit: <https://www.beverlyhills.org/departments/communitydevelopment/rentstabilizationdivision/rentstabilizationcommission/web.jsp>

FREE HOUSING PROVIDER/TENANT WORKSHOPS

- New housing provider/tenant workshops will commence in September and run through the end of the calendar year. More Information will be posted on the website and Notices provided with specific dates to both housing providers and tenants.

