

WINTER 2023–24

# Annual Rent Stabilization Newsletter



## REGISTRATION INFORMATION

Every year, property owners/landlords of any rent stabilized building must register with the City's Rent Stabilization Division. The City initiated the 2024 registration cycle on January 2, 2024, after sending a Notice to Register to every property owner/landlord of a rent stabilized building in the City of Beverly Hills. Landlords/property owners have until February 6, 2024, to submit their registration for City review.

If you have your login information from the previous year, you can register now. [Any information that was previously submitted through the Rent Registry will automatically populate.](#) Be sure to review, verify the information is accurate and current (including any rent raises) then submit.



## ANNUAL 2023 UPDATES

We would like to provide important Rent Stabilization updates:

- On December 13, 2022, the City Council voted to adopt the Rent Stabilization Commission's recommendation to remove major remodeling as a permitted reason to end a tenancy under the Rent Stabilization Ordinance.
- On June 30, 2023, the Urgency Ordinance limiting rent increases for Chapter 5 and Chapter 6 tenants expired. As of July 1, 2023, the City returned to regular calculations for Chapter 5 and Chapter 6 based on the Consumer Index Price (CPI). Calculations are still done monthly for Chapter 5.
- In early 2023, Means and Method Plan applications were condensed from 13 pages to 5 pages. This change allows for tenants to easily read through and understand the construction that will be taking place. No changes were made to the allowable time for noticing tenants of construction (10 days) and/or relocation (30 days).

If you are a first-time user, please reach out to staff by contacting us at [\(310\) 285-1031](tel:3102851031), or via email at [bhrent@beverlyhills.org](mailto:bhrent@beverlyhills.org). If additional assistance is needed, a phone or video appointment can be made to assist with registering.

It is very important that certain information be updated in the Rent Registry even after the annual registration is submitted. This information includes change in ownership or ownership contact information, change in building management or management contact information, termination of an exemption, and at the inception of a new tenancy. All amendments (updates) should be submitted within 30 days.

Registration and amendments may be submitted online at: [bhrent.beverlyhills.org](https://bhrent.beverlyhills.org)

## WHAT'S HAPPENING NOW?

The Rent Stabilization Division plans to bring forward for City Council consideration the adoption of an ongoing proactive habitability inspection program which would enable the City to ensure that all rent stabilized units meet minimum standards of habitability under municipal codes and state law.

To stay updated with the latest news, sign up for e-notices from the Rent Stabilization Division. You can sign up through the Rent Stabilization page on the City website, [beverlyhills.org/rent](https://beverlyhills.org/rent) and be sure to tell your friends.

As always, the Rent Stabilization Division is available to answer any questions you have or provide additional resources. You can also call the number below to report any violations of the Rent Stabilization Ordinance.

[\(310\) 285-1031](tel:3102851031)  
[bhrent@beverlyhills.org](mailto:bhrent@beverlyhills.org)

## GET TO KNOW US



The team has a wide array of expertise ranging from exemplary customer service and knowledge of the City's Rent Registry program and regulations to extensive experience in applying and enforcing the City's codes related to the Rent Stabilization Ordinance and the habitability of units and properties.

## COMMON AREAS OF ENFORCEMENT RELATED TO HOUSING:



### Habitability Violations

The City of Beverly Hills Municipal Code provides specific property maintenance standards designed to preserve properties (premises) and dwelling units from deterioration and unsafe conditions (Beverly Hills Municipal Code, California Civil Code 1941.1 and California Health and Safety Code 17920.3). Rent stabilized apartment buildings with questionable deficiencies or dangerous conditions either on the premises or within a unit may be brought to the City's attention by calling Customer Relations at (310) 285-1119, or by emailing [BHCP@beverlyhills.org](mailto:BHCP@beverlyhills.org). The City will respond to your concern and schedule an inspection as needed to verify a violation and begin enforcement as warranted.

### What is a Means and Method Plan?

A Means and Method Plan is a document that must be submitted to and approved by the City when a tenant-occupied unit(s) becomes uninhabitable as deemed by the City Building Official as a result of a

disaster or prior to the issuance of a building permit and proposed work to alter, repair, or rehabilitate the building or any unit. The Plan is designed to identify the scope of work to be performed, including duration, start as well as to end dates and identify and mitigate any construction related impacts that may affect occupants of the building.

For work lasting more than one day and which may significantly impact the habitability of any unit on the property (as determined by the City) and in the interest of providing safe occupant habitability, the City may require a reasonable comparable temporary relocation plan for the tenant prior to allowing the work to commence.

A Means and Method Plan may be submitted to the City in person, over the counter, or via email at [bhrent@beverlyhills.org](mailto:bhrent@beverlyhills.org). If you are a tenant or landlord with questions or concerns related to work requiring a permit in a multi-family building, feel free to contact Customer Relations at (310) 285-1119, or email at [BHCP@beverlyhills.org](mailto:BHCP@beverlyhills.org). The City will be happy to answer any questions or respond to your concern and schedule an inspection as needed to verify any violation.