



## SANTA MONICA RENT CONTROL BOARD

1685 Main Street, Room 202, Santa Monica, CA 90401  
■ (310) 458-8751 ■ [www.smgov.net/rentcontrol](http://www.smgov.net/rentcontrol)

### Information by phone:

Monday through Thursday 7:30 am - 5:30 pm  
on open Fridays 8:00 am - 5:00 pm

### Public counter:

8:00 am - 4:30 pm, including open Fridays  
*Rent Control is closed alternate Fridays*

*Owners may include a registration fee and certain surcharges in the rent each month in addition to the Maximum Allowable Rent (MAR). The total amount of the registration fee and surcharges is usually less than \$50 per month per unit, although surcharges vary by property and may be higher for some condominiums.*

## REGISTRATION FEE

The Rent Control registration fee remains \$13 per unit per month. Owners must pay all outstanding registration fees to the Rent Control Board by August 1, 2011 in order to pass this fee through to tenants. If registration fees are not paid in full by August 1, 2011, they may not be added to the rent.

The Board will waive the registration fee for units occupied by **very low-income seniors** (62 years or older) or **very low-income disabled tenants**, subject to exceptions specified in Regulation 11200. The tenant's total household income must be less than \$26,880 for a person living alone, \$30,720 for a household of two or \$34,560 for a three-person household. For a fee waiver application, call (310) 458-8751. If a tenant already has a fee waiver in effect, the owner may not charge this fee, and there is no need to reapply for this waiver unless a tenant is requested to do so by the Board.

## SURCHARGES

An owner may pass through to tenants certain assessments on their property tax bill. The owner must provide a copy of the property tax bill to the tenant in order to pass through any surcharge other than the School District Parcel Tax. (The owner may "black out" portions of the bill for privacy, but the property address, tax amounts and dates must be identifiable.) This allows tenants to confirm the amounts that are being charged are correct. To calculate each surcharge, divide the amount from the property tax bill by the total number of units on the property. Then divide that number by 12 to get the monthly amount of the surcharge.

**Community College Bond:** Appears on tax bill as COMMNTY COLLEGE. Amounts vary by property depending on the assessed value and may be adjusted each January.

**Unified Schools Bond:** Appears on tax bill as UNIFIED SCHOOLS. Amounts vary by property depending on the assessed value and may be adjusted each January.

**Stormwater Management User Fee:** Appears on tax bill as SM STRMH2O FEE. As with the bonds listed above, amounts vary by property and may be adjusted each January.

**Clean Beaches & Ocean Parcel Tax:** Appears on tax bill as SM CLN BEACH TAX. Amounts vary by property and may be adjusted each year.

All low-income tenants may have this surcharge waived (and reduce the tax charged the owner). The tenant's total household income must be less than \$27,281 for a person living alone, or \$31,261 for a household of two or more. For a tax-waiver application, call (310) 458-8751.

**School District Parcel Tax:** Appears on tax bill as SMMUSD-MEAS-R. The amount of this tax is the same for every parcel, and owners are not required to provide a copy of their tax bill to pass this surcharge on to you. The amount is currently \$350.84 per year per parcel, although the law establishing the tax provides for an annual adjustment for inflation.

Owners who are at least 65 years old by June 30 may request an exemption from the School District each year for the full amount of this tax. If granted, the owner will not be charged this tax, and there will be no pass-through to tenants.