

**NOTICE OF CHANGE IN TERMS OF TENANCY 2020**

**TO:** \_\_\_\_\_  
 tenant(s) in possession

\_\_\_\_\_, Santa Monica, CA \_\_\_\_\_  
 address unit number zip code

According to Santa Monica Rent Control Regulation 3035 and Board Resolution 20-002, you are hereby notified that thirty days after serving you with this notice (but not before September 1, 2020), the monthly rent for the unit you occupy will be increased as indicated below.

**A OLD MAR** - Enter the 2019-2020 Maximum Allowable Rent (MAR) ..... ❶ \$ \_\_\_\_\_ .00

- *Do not include fees and surcharges from last year. Owners: Use amount in Col.1 on MAR Report*

**GENERAL ADJUSTMENT (GA)**

- *Not applicable if the tenancy started September 1, 2019 or after.*
- If Line ❶ is \$2,249 or less, multiply amount on Line 1 by 0.014 (1.4%).

If Line ❶ is \$2,250 or more, enter \$32 ..... ❷ \$ \_\_\_\_\_

**NEW MAR** – Add Lines 1 and 2: Enter the 2020-2021 MAR (round up 50¢ and above) ..... ❸ \$ \_\_\_\_\_ .00

**B RENT CONTROL FEE PASS-THROUGH** - \$8.25 (or \$0.00 if fee waiver is in effect)..... ❹ \$ \_\_\_\_\_

**C SURCHARGES FROM PROPERTY TAX BILL\***

- *Do not include if tenancy began or property was reassessed on or after 3/1/18*

Line Item on 2019 Tax Bill	Amount	Enter Total # of Units	Monthly	\$ Per Unit
5a Community College Bond <sup>1</sup>		÷	÷12	
5b Unified Schools Bond <sup>1</sup>		÷	÷12	
5c Stormwater Management User Fee <sup>1</sup>		÷	÷12	
5d School District Parcel Tax <sup>2</sup>		÷	÷12	
5e Clean Beaches & Ocean Parcel Tax <sup>1</sup>		÷ <i>Subtract # of unit(s) with waiver</i>	÷12	
*Regulation 3120 prohibits an owner from passing through surcharges if a tenancy began or the property was reassessed on or after 3/1/18.	<b>5f Total</b> (5a,5b,5c,5d,5e)			
	<b>5g</b> Multiply Line 3 by 0.04 (4%)			
Enter only one of <b>5f, 5g or \$35</b> , whichever is less ❺				\$

**D 2020/2021 MAXIMUM LAWFUL RENT:** Add Lines ❸, ❹ and ❺ ❻ \$ \_\_\_\_\_

The undersigned hereby verifies that the 2020–2021 Santa Monica Rent Control registration fees, as well as all past fees and penalties, were paid in full by August 3, 2020, as required by Regulation 11200. The undersigned further certifies that this unit and the property’s common areas are not subject to any uncorrected citation or notice of violation of any state or local housing, health or safety law issued by a government official or agency.

By: \_\_\_\_\_ / \_\_\_\_\_  
 print owner/agent name signature of owner/agent  
 \_\_\_\_\_ Date: \_\_\_\_\_, 2020  
 address of owner/agent

<sup>1</sup> When it is permissible to pass through these taxes, a copy of the property tax bill must be provided to the tenant. Amounts for the Community College Bond, Unified School Bond, Stormwater Management User Fee, and Clean Beaches & Ocean Parcel Tax may change each January. See Regulations 3105, 3106, 3108 and 3120.  
<sup>2</sup> This is a flat fee of \$420.75 (“SMMUSD-MEAS-R” on tax bill). See Regulation 3109.  
 Blank form provided by the Santa Monica Rent Control Board