



RENT CONTROL NEWS

Registration Basics

(For Property Owners & Tenants)

When Is Registration Required?

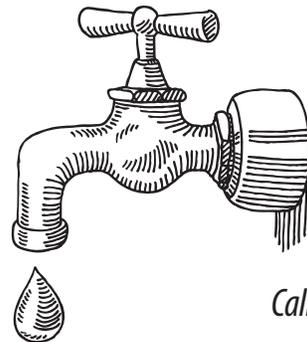
The Rent Control Law requires registration of rent-controlled units to benefit owners and tenants alike, and to ensure that the law is administered fairly. You should know that:

- » Every rent-controlled property must be registered on a form provided by the Board.
- » Changes in ownership must be registered.
 - This includes any change in how title is held, including a transfer into or out of a trust.
 - Changes in an owner's address must also be registered.
 - A registration form must be filed within 30 days of the change.
- » New tenancies. Owners are required to register each new tenancy even if the new rent is the same or lower than the rent for the tenant who just moved. The registration tells the Rent Control Agency when the new tenancy began, the initial rental rate, and whether parking is provided. Owners may now download the Vacancy Unit Registration form from our website, or contact the office to receive the triplicate form.
- » All registration forms are available from Rent Control's City Hall office and from our website at www.smgov.net/rentcontrol.

Owners who do not properly register their units cannot lawfully implement rent increases that are otherwise authorized by the Board. An owner who implements an increase without properly registering

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Hemos preparado también una copia de este boletín en español. Para obtener esta versión traducida, visite nuestro sitio web en español en www.smgov.net/rentcontrol/spanish o llame a nuestra oficina al (310) 458-8751.



**Every Drop Counts:
Use Less Water!**

California's constant, urgent reminder in our ongoing drought

Last year was California's driest year in recorded history, prompting Governor Brown to declare a drought emergency. Reservoirs are at record low levels and cities throughout the state are implementing ever stricter measures regarding outdoor water use.

Santa Monica remains at a water shortage Advisory Level, and all water users in the city are asked to cut water usage by 20% in order to avoid mandatory restrictions later this year. The average Santa Monican used 134 gallons per day in 2012. To meet the City's sustainability goal of water self-sufficiency by 2020 so we can stop importing water, each person should cut water use by 4,000 gallons a year.

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SANTA MONICA RENT CONTROL BOARD

1685 Main Street, Room 202, Santa Monica, CA 90401

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Rent Control News is published by the Rent Control Board of the City of Santa Monica.

This document is available in alternate format upon request.

Free Workshop: Fair Housing Issues in Rental Housing

Wednesday, April 30, 2014, 9:00 am–12:00 pm

Santa Monica Main Public Library

The Consumer Protection Unit of the Santa Monica City Attorney’s Office is sponsoring “Fair Housing Issues In Rental Housing,” a free workshop on April 30, 2014 from 9 am–12:00 pm (8:45 am check-in) at the Santa Monica Main Library. Provided during National Fair Housing Month, the workshop is part of the City’s ongoing efforts to increase awareness in Santa Monica of the fair housing laws.

Along with an update on federal, state, and local fair housing laws and cases, the workshop’s presenters will cover the following:

- » How do owners and tenants comply with the new smoking laws?
- » Are owners liable for not accepting Section 8?
- » Examples of reasonable accommodations for tenants with disabilities.

The presenters include Cathy Belville, Partner from the Law Firm of Kimball, Tiry, & St. John; Chancela Al-Mansour, Executive Director of the Southern California Housing Rights Center; Denise McGranahan, Senior Staff Attorney at the Legal Aid Foundation of Los Angeles, and Gary Rhoades, Deputy City Attorney.

All property owners, managers, advocates, attorneys (MCLE credit approval pending), social

service providers, and tenants are invited to attend free of charge. A free continental breakfast will be served and parking at the library will be validated.

Registration is required by April 25, 2014 but please register early as space is limited to 75 persons. Please go to www.smconsumer.org for online registration, or—as a last resort for those without an Internet connection—call (310) 458-4994 for registration by phone. ♦

Registration Basics

(Continued from Page 1)

may be liable to the tenant for the rent paid in excess of the amount allowed by law, plus penalties.

Housing Services

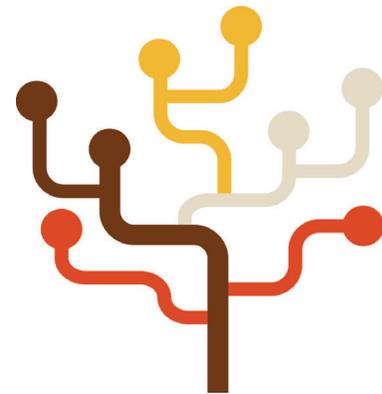
All tenants in rent-controlled units have certain housing services associated with their rental units. Housing services may include things like parking spaces, carpets, drapes, cooking appliances, or the right to have a roommate or a pet.

The main difference between housing services for long-term tenancies and those started in 1999 or after is how the housing services are determined. Tenants who moved in before 1999 will usually be entitled to the housing services that were provided with the unit on April 10, 1978, one year before the Rent Control Law took effect. One of the best forms of evidence of these protected housing services is the original registration forms filed with Rent Control by property owners in 1979. For tenants who moved in to their units January 1, 1999 or later, housing services will usually include whatever came with their unit at the time their tenancy began. While the terms of a lease may provide evidence of what the housing services were when the tenancy started, they do not govern what the housing services are, and other forms of evidence regarding what was actually provided may be relevant.

If you have questions about registration or housing services, please contact an Information Analyst at (310) 458-8751. ♦

Electronic Communications Sign-Up

In keeping with the goals of a sustainable Santa Monica, the Rent Control Agency is giving people the option of having future communications that are available electronically delivered via email. To sign up to receive Rent Control communications electronically, go to Rent Control’s website at www.smgov.net/rentcontrol.



Once there, click on the link “Electronic Communications Sign-Up”, under Quicklinks in the blue box on the right side, to access a sign-up form. ♦

Have questions? Here’s how to get in touch.

Website	www.smgov.net/rentcontrol
Telephone	(310) 458-8751
Email	rentcontrol@smgov.net
Facebook	www.facebook.com/santamonica-rentcontrol



Upcoming Mailings, Deadlines & Seminars

Rent Control seminars are held at:

Santa Monica Main Public Library
601 Santa Monica Blvd.
Multipurpose Room, 2nd Floor

Please register for any seminar you would like to attend.

Call (310) 458-8751 or send an email to rentcontrol@smgov.net.

April 30, Wednesday, 9am–Noon

Fair Housing Workshop

See article on page 2.

May 7, Wednesday, 6:30 pm–9 pm

Tenant Seminar

At this seminar, tenants will learn about the Rent Control Law and the services available through the Rent Control office, including how rent and housing services are defined, eviction protections under the law, and what remedies are available for issues related to rents, housing services and maintenance.

May 8 (tentative), Thursday, 7 pm

Board Meeting

The Board will announce the 2014 general adjustment and will consider whether to set a maximum dollar increase. They will also review the proposed fiscal year 2014-2015 operating budget.

June 12 (tentative), Thursday, 7 pm

Public Hearing

Tenants and owners are invited to comment on the Board's proposed 2014-2015 operating budget and a maximum dollar 2014 rent increase (if the Board decides on May 8th to hear from the public on this issue).

June 14, Saturday, 11 am–6 pm

Santa Monica Festival

In Clover Park.

Late June, Informational Mailings

Tenants and owners will receive information about the September rent increase, the registration fee and allowable surcharges. The owner mailing will also include an itemized list of current maximum allowable rents and allowable increases for every eligible rent control unit they own, and a form they can use to notify tenants of their individual rent increases. Registration fee bills are mailed to owners separately. If you don't receive yours by mid-July, please contact our office and request a duplicate.

July 8, Tuesday, 6:30 pm–9 pm (6:15 pm check-in)

Calculating the Annual Rent Increase Seminar (For Owners)

A quick overview of how to calculate and notice this year's general adjustment and surcharges. One-on-one assistance is available to help you calculate and complete rent increase notices. Limit: Help provided for one (1) property per owner.

August 1, Friday

Deadline for owners to pay registration fees.

September 1, Monday

Properly-noticed rent increases take effect.

October 14, Tuesday, 9:30 am–noon

Rental Property Maintenance Seminar

A joint presentation with the City's Code Compliance Division. Topics include: required maintenance and repair, how and where to file a complaint, temporary relocation of tenants during repairs and issues related to habitability.

Every Drop Counts *(Continued from Page 1)*

This is a list of easy ways to save 4,000 gallons each year:

- » Make showers 10 or fewer minutes: save 4,800 gallons
- » Don't leave the water running when brushing teeth, shaving or washing dishes: save 6,000 gallons
- » Run only full loads when washing dishes or clothes: save 3,600 gallons
- » Install aerators that use 1.0 gallon per minute or less on sink faucets: save 3,600 gallons
- » Repair/report leaky faucets,

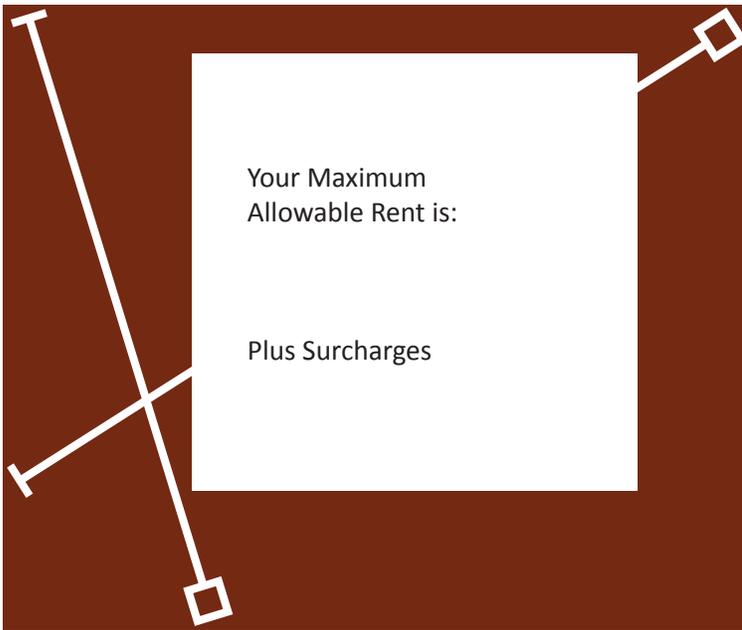
toilets, showers, and any outdoor leaks: save 12,000 gallons

The City's Office of Sustainability and the Environment (www.sustainablesm.org/water) provides a number of resources to assist in this effort. Water-saving programs include rebates for front-yard turf removal, rain barrels and drip irrigation systems, free water audits and recommendations for choosing plumbing fixtures and appliances.

People interested in determining their individual "water footprint"

can visit www.waterprint.net for more precise measures of the water used in everyday activities.

Finally, all residents should be aware of the restrictions on certain uses of water set forth in the City's Municipal Code. Restrictions apply to such things as hours when watering landscape is prohibited, water overspray onto sidewalks and driveways, washing cars, patios and sidewalks, allowing leaks of any kind, and other reasonable limitations (see Municipal Code Chapter 7.16 Water Conservation). ♦



TENANTS

The amount shown in the square at left is the MAR (Maximum Allowable Rent) for your unit, per Rent Control records. The legal rent for your unit is the MAR plus allowable surcharges. Surcharges typically add \$13 to \$60 (more for condos) to your rent. If you have questions about your MAR, allowable surcharges, or any Rent Control topic, please call an Information Analyst at (310) 458-8751.

OWNERS

Each July, owners receive a report listing the MARs that are listed in Rent Control's records for every rental unit on their property or properties. If at any other time you would like the MAR information in our records, you can come by Rent Control's City Hall Office, call us at (310) 458-8751, or use the "Look Up A Rent" feature on our homepage at www.smgov.net/rentcontrol.



Rent Control Board

1685 Main Street, Room 202
Santa Monica, CA 90401

Presorted
First Class Mail
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Santa Monica, CA
Permit No. 128



LOOK INSIDE

for important information
about your rent

RENT CONTROL OFFICE HOURS

Rent Control is closed every other Friday.

Please call before coming to be sure
it's a Friday we're open.

Public Counter: 8:00 am—4:30 pm

Information by Phone: (310) 458-8751

Monday through Thursday, 7:30 am—5:30 pm

On alternate Fridays, 8:00 am—5:00 pm

INSIDE THE SPRING 2014 ISSUE

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- » *Fair Housing Issues in Rental Housing*
- » *And More!*

Printed on recycled paper with soy ink. 

Para obtener una traducción de este boletín
en español, vea el aviso con las instrucciones
correspondientes en el interior de este boletín.