



SANTA MONICA RENT CONTROL BOARD

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

• (310) 458-8751 • www.smgov.net/rentcontrol

Phone: M-TH 7:30 – 5:30 / F 8:00 – 5:00

Public counter: M-F 8:00 – 4:30

Closed alternate Fridays

In addition to the Maximum Allowable Rent (MAR), property owners may charge tenants a portion of the registration fee and, in some cases, certain surcharges, as explained below.

REGISTRATION FEE

Rent Control bills property owners an annual, per unit registration fee. Owners who pay fees in full by the due date may pass through half of the registration fee to tenants as a monthly surcharge to the MAR. A history of registration fees and monthly pass-through amounts is on the reverse side of this document. The registration fee for the 2019/2020 fiscal year is \$198 per unit and owners must pay the fee by August 1, 2019.

The Board may 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 \$29,106 for a person living alone, \$33,264 for a household of two or \$37,422 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 is not billed the fee for that unit and there is nothing to pass through to the tenant. Tenants do not need to reapply for this waiver unless they are asked by the Rent Control Agency to do so.

SURCHARGES

For tenancies started prior to March 1, 2018 only, an owner may also pass through five line-items from the owner's property tax bill. These are limited to the assessments shown with bullet points below.

If the property value is reassessed on or after March 1, 2018 due to a sale or voluntary improvements, the owner may no longer pass through these property-tax related surcharges to any tenant.

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. The copy of the tax bill allows tenants to verify that the amounts being passed through are correct.

To calculate each surcharge, divide the amount from the property tax bill for each assessment shown below by the total number of units on the property. Then, divide that number by 12 to get the monthly amount. **The total monthly pass through of the five line items from the owner's property tax bill may not exceed \$35 or 4% of the MAR, whichever is less.**

- **Community College Bond:** Appears on tax bill as COMMNTY COLLEGE. Amounts vary by property depending on the assessed value and may be adjusted each year.
- **Unified Schools Bond:** Appears on tax bill as UNIFIED SCHOOLS. Amounts vary by property depending on the assessed value and may be adjusted each year.
- **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 year.
- **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 \$30,727 for a person living alone, or \$35,210 for a household of two or more. For a tax-waiver application, call (310) 458-8751. If a unit has a waiver, divide the amount on the tax bill only by the number of units without a waiver.

- **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 tenants. The amount is currently \$410.49 per year per parcel. 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.

Year	General Adjustment Effective September 1 st each year, unless otherwise indicated	Registration Fee		
		Per year	Pass-thru amount	Due date
2019	2.0% ; \$44 for MARs of \$2,175 or above ⁴	\$198.00	\$8.25	8/1/19
2018	2.9% ; \$60 for MARs of \$2,052 or above ⁴	\$198.00	\$8.25	8/1/18
2017	2.0% ; \$40 for MARs of \$1,975 or above ⁴	\$198.00	\$8.25	8/1/17
2016	1.3% ; \$25 for MARs of \$1,885 or above ⁴	\$174.96	\$7.29	8/1/16
2015	0.4% ; \$7 for MARs of \$1,875 or above ⁴	\$174.96	\$7.29	8/3/15
2014	0.8% ; \$14 for MARs of \$1,687 or above ⁴	\$174.96	\$13	8/1/14
2013	1% ^{2,4}	\$174.96	\$13	8/1/13
2012	1.54% ; \$26 for MARs of \$1,656 or above ^{2,4}	\$156	\$13	8/1/12
2011	3.2% ; \$52 for MARs of \$1,610 or above ^{2,4}	\$156	\$13	8/1/11
2010	2% ⁴	\$156	\$13	8/2/10
2009	1% \$8 for MARs of \$849 or less; \$16 for MARs of \$1550 or above ^{2,4}	\$156	\$13	8/3/09
2008	2.7% ⁴	\$156	\$13	8/4/08
2007	2.3% ⁴	\$156	\$13	8/1/07
2006	4% or \$54, whichever is less ² ; +\$7 for master meter gas for pre-1999 tenancies ^{1,4}	\$156	\$13	8/1/06
2005	3% or \$48, whichever is less ^{2,4}	\$132	\$11	8/1/05
2004	1.3% or \$20 whichever is less ^{2,4}	\$132	\$11	8/2/04
2003	3% \$15 for MARs of \$516 or less; \$30 for MARs of \$984 or above ^{2,4,5}	\$132	\$11	8/1/03
2002	\$11 ⁴	\$132	\$11	8/1/02
2001	4.2% or \$40 whichever is less ^{2,4,5}	\$132	\$11	8/1/01
2000	3% or \$28 whichever is less ^{3,4}	\$132	\$11	8/1/00
1999	1% \$4 for MARs of \$449 or less; \$9 for MARs of \$850 or above ^{2,4}	\$132	\$11	8/1/99
1998	1% \$4 for MARs of \$449 or less; \$9 for MARs of \$850 or above ²	\$132	\$11	8/3/98
1997	2% or \$15, whichever is greater ²	\$132	\$11	8/4/97
1996	1.6% or \$9, whichever is greater ²	\$144	\$12	8/1/96
1995	1.5% or \$8, whichever is greater ²	\$156	\$13	8/1/95
1994	2% or \$11, whichever is greater ²	\$156	\$13	8/1/94
1993	3% or \$16, whichever is greater ²	\$156	\$13	8/2/93
1992	3% or \$16, whichever is greater ²	\$132	\$11	8/3/92
1991	3.5% +\$7 master metered electricity ¹ ; +\$11 master metered gas & electricity ¹	\$132	\$11	8/1/91
1990	6% or \$25, whichever is greater	\$144	\$12	8/1/90
1989	3%	\$144	\$12	8/1/89
1988	3%	\$144	\$12	8/1/88
1987	4%	\$120	\$10	8/1/87
1986	2.5% +2% for master metered electricity ¹	\$84	\$7	8/1/86
1985	3% +1% for master metered gas; +0.5% for master metered electricity; +1.5% for both ¹	\$84	\$7	8/1/85
1984	4%	\$72	\$6	8/1/84
1983	4.5%	\$72	\$6	8/1/83
1982	5.5%	\$60	\$5	7/30/82
1981	5.5% effective 8/8/81	\$72	\$6	8/14/81
1980	6.5% effective 8/8/80	\$48	\$4	7/31/80
1979	7% effective 8/8/79	\$12.50	\$0	1/14/80

¹ Utility adjustments are not automatic. They require application and Agency approval.

² No floor or ceiling for mobile homes or mobile home spaces.

³ In 2000, for properties that had no vacancies and no vacancy increases under Civil Code section 1954.50 *et seq.* through July 31, 2000, there was a floor of \$12 and no ceiling; for mobile homes and mobile home spaces, there was no floor and no ceiling.

⁴ Since 2000, each year's General Adjustment regulation has provided that the General Adjustment would not apply to units for which the tenancy started on or after September 1 of the prior year. In 1999, the General Adjustment did not apply to units for which the tenancy started on or after January 1, 1999.

⁵ An \$11 adjustment for master-metered electricity was granted effective 9/1/01 until 1/1/03 when it was rescinded