

**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)

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

Public counter: M-F 8:00 – 4:30

Closed alternate Fridays

*Owners may include a portion of the 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, especially for some condominiums.*

**REGISTRATION FEE**

The Rent Control registration fee is \$174.96 per unit per year. Owners must pay all outstanding registration fees to the Rent Control Board by August 1, 2016 in order to pass \$7.29 of this registration fee through to qualifying tenants on a monthly basis. If registration fees are not paid in full by August 1, 2016, they may not be added to the rent.

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 \$26,460 for a person living alone, \$30,240 for a household of two or \$34,020 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 \$28,619 for a person living alone, or \$32,793 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 tenants. The amount is currently \$376.77 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.

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

<sup>1</sup> Utility adjustments are not automatic. They require application and Agency approval.

<sup>2</sup> No floor or ceiling for mobile homes or mobile home spaces.

<sup>3</sup> 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.

<sup>4</sup> 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.