



2024 General Adjustment is 3% **Maximum Increase for MARs of \$2,517 or above is \$76** *Effective September 1, 2024*

The Santa Monica Rent Control Board has announced a 3.0 percent general adjustment (annual rent increase) to controlled rents effective September 1, 2024. Following a public hearing on June 13, the Board voted to limit the amount of the increase to \$76 for units with Maximum Allowable Rents (MARs) of \$2,517 and above. Both the general adjustment (GA) and the maximum increase (ceiling) that the Board may choose to apply are determined by formulas in the Santa Monica rent control law.

The law specifies the annual GA is "equal to seventy five percent of the percentage increase in the Consumer Price Index (CPI) ... as reported and published by the U.S. Department of Labor, Bureau of Labor Statistics, for the 12-month period ending as of March of the current year," rounded to the nearest tenth decimal place. The law also states that the general adjustment will not be less than zero percent nor greater than three percent.

The percentage increase in the CPI for the period ending in March 2024 was 4.0 percent. Seventy five percent of 4.0 percent is 3.0 percent.

For your rent to be increased by the 2024 GA, the owner of the property (or their agent) must give you a written notice in accordance with state law at least 30 days before the increase takes effect (90 days for mobile home spaces). Typically, this is a form called a Notice of Change in Terms of Tenancy. Rent Control provides a blank form for owners to use that looks like the one on page 2. Owners are not required to use our form, but many do. An explanation of the Notice is also on page 2. Please call us if you have questions about the notice you receive or follow the links in this newsletter for more information. 🏠

For your unit to qualify for this year's General Adjustment, all the following must be true:

- ✓ Your tenancy began before September 1, 2023.
- ✓ The property owner has properly registered your tenancy with the Rent Control Agency.
- ✓ You are given at least a 30-day written notice of the increase before it goes into effect.
- ✓ All registration fees and penalties owed to the Board by the owner are paid in full.
- ✓ The property has no uncorrected citations for violations of health, safety, or housing laws.
- ✓ The owner is otherwise in compliance with the rent control law.

Understanding the Notice of Increase

Part A of the notice, shown on the right, relates to the increase to the MAR per this year's GA. The MAR on line 1 is the starting point for this year's calculation. The current amount for your unit is printed in the circle on page 4. It may be less than the total rent you pay since your rent may include a registration fee pass-through and/or surcharges, which get added in Parts B and C below. The amount on Line 1 is the part of your rent to which the September GA will be applied. That increase, either 3% of the amount on Line 1 or \$76 if Line 1 is \$2,517 or more is entered on Line 2. Line 3, your new MAR, is the total of Line 1 plus Line 2.

In **Part B**, the property owner may require you to pay half of the Rent Control registration fee as a monthly surcharge in addition to the new MAR. The annual Rent Control fee is \$228 per unit. If the owner pays the fees in full by August 1, half of the \$19.00 monthly fee may be passed through to you as an \$9.50 monthly surcharge on your rent.

If a registration fee waiver has been approved for your unit because you are a very-low-income senior or very-low-income disabled tenant, or if your rent is subsidized by a state or federal program (such as Section 8), the owner does not pay the registration fee, and nothing is passed through to you.

► Call us or visit santamonica.gov/rent-control-fee-waivers for a fee waiver application.

In **Part C**, owners may add limited property-tax-related surcharges to your rent – but only if your tenancy began before March 1, 2018 and if the property has not been sold or reassessed since then. Property-tax-related surcharges may not exceed the actual prorated amounts from the tax bill, \$35 or 4% of your 2024/2025 Maximum Allowable Rent, whichever is less. To charge the amounts in Part C, the owner must provide a copy of the property tax bill.

Part D shows the new rent that you are being noticed to pay beginning no sooner than September 1, 2024. Unless your unit is not eligible for an increase this year, the MAR for your unit will automatically be increased per the GA on September 1. However, any change to the rent you must pay will only change if your landlord gives you proper written notice of a rent increase. 🏠

NOTICE OF CHANGE IN TERMS OF TENANCY 2024

TO: _____
tenant(s) in possession

_____ Santa Monica, CA _____
address unit number zip code

According to Santa Monica Rent Control Regulation 3035 and Board Resolution 24-002, you are hereby notified that thirty days after serving you with this notice (but not before September 1, 2024), the monthly rent for the unit you occupy will be increased as indicated below.

A OLD MAR – Enter the 2023-2024 Maximum Allowable Rent (MAR)
Do not include fees and surcharges from last year. **1** \$ _____ .00
Owners: Use amount in Column. 1 on MAR Report

GENERAL ADJUSTMENT (GA) *Not applicable if the tenancy started 9/1/23, or after.* **2** \$ _____
 • If Line **1** is less than \$2,517, multiply amount on Line 1 by 0.03 (3%).
 • If Line **1** is \$2,517 or more, enter \$76.

NEW MAR – Add Lines 1 and 2: (round up 50¢ and above) or enter the 2024-2025 MAR amount in Column. 3 on MAR Report **3** \$ _____ .00

B RENT CONTROL FEE PASS-THROUGH – \$9.50 (\$0.00 if fee waiver is in effect) **4** \$ _____

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 2023 Tax Bill	Amount	Total # of Units on Property	\$ Annual Per Unit	Monthly	\$ Monthly Per Unit
5a COMMNTY COLLEGE ¹		+		-12	
5b UNIFIED SCHOOLS ¹		+		-12	
5c SMMUSD-MEAS-R ²		+		-12	
5d SM STRMH20 FEE ¹		+		-12	
5e SM CLN BEACH TAX ¹		+	<small>Subtract # of unit(s) with waiver(s)</small>	-12	
*Regulation 3120 prohibits an owner from passing through surcharges if a tenancy began or the property was reassessed on or after 3/1/2018.				5f Total (5a,5b,5c,5d,5e)	
				5g Multiply Line 3 by 0.04 (4%)	
Enter only one of 5f , 5g or \$35 , whichever is less 5					

D 2024/2025 MAXIMUM LAWFUL RENT: Add Lines **3** + **4** and **5** \$ _____

The undersigned hereby verifies that the 2024-2025 Santa Monica Rent Control registration fees, as well as all past fees and penalties, were paid in full by August 1, 2024, 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: _____, 2024
address of owner/agent

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.
² This is a flat fee of \$496.00 ("SMMUSD-MEAS-R" on tax bill). See Regulation 3109.

Blank form provided by the Santa Monica Rent Control Board

Frequently Asked Questions

Q. What if the owner serves me a notice that increases my rent by more than the cap of \$76?

A. The 2024 maximum GA increase of \$76 applies only to the Maximum Allowable Rent. The owner may also pass through half of the Rent Control monthly registration fee (\$9.50) and in many cases, certain surcharges from the tax bill. Surcharges may add as much as \$35 monthly, depending on the property.

Q. What if the owner hasn't increased my rent in previous years but is now taking several general adjustment increases from previous years at once?

A. In Santa Monica, owners do not lose the right to increase rents to the Maximum Allowable Rent, provided they otherwise qualify. That means an owner who deferred taking general adjustment increases may do so with proper notice. If the owner deferred these increases, tenants benefitted during that time because they did not pay the full Maximum Allowable Rent. If the increase is more than 10% of what you are currently paying, there may be limitations under state law. ▲

This information is available on our website in Spanish, Farsi, and Amharic.

- Esta información está disponible en nuestro sitio web en español.

- این اطلاعات در وبسایت ما به زبان فارسی موجود است.

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New Commissioner Appointed to the Rent Control Board

At their June 13 meeting, the Rent Control Board appointed Kay Ambriz, a former Social Services Commissioner in Santa Monica, to fill a vacant seat on the board. She will serve until the next general election in November of this year.

"I am thrilled to have been given the opportunity to serve my community as a member of the Rent Control Board. I know firsthand how important Rent Control is for preserving the diversity of our community, and I look forward to working with my colleagues to build a more equitable and inclusive city," Commissioner Ambriz said.

You can find agendas for upcoming Board meetings on our website – or email us and ask to be added to our mailing list, and we will forward upcoming agendas to you.

From Collecting to Decluttering Workshop

Gain Control of Your Stuff



For more information, call (310) 394-9871, ext. 289



wiseandhealthyaging.org



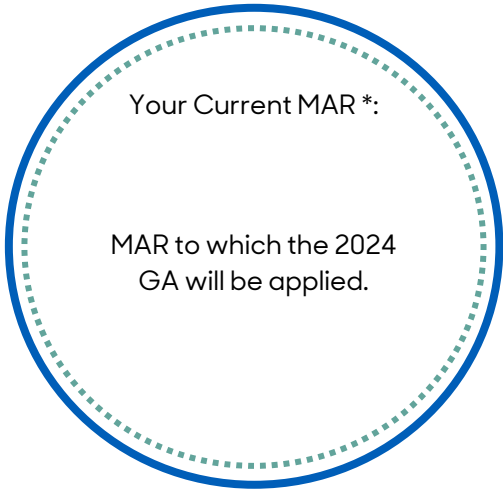
WHEN
Orientation is
Wednesday, July 31,
1:30 - 3pm (attendance is
required)

15-Week Workshop:
Wednesdays,
Aug. 7 - Nov. 13

WHERE:
1527 4th Street
Santa Monica, CA 90401

COST:
\$100 includes the
groundbreaking book,
Buried in Treasures

"I used to be very uptight about my clutter. After this class, I am more relaxed and am getting rid of the clutter, a bit at a time."
--Participant




TENANTS

* The amount in the circle at left is the current MAR for your unit, per Rent Control records. **If you moved in recently, our records may still list the MAR for the previous tenancy. In most cases, owners may reset the rent with each new tenancy.** In addition to the MAR, an owner may pass-through to tenants half (\$9.50 per month) of the registration fee Rent Control charges for each unit.
 * For tenancies that began before March 1, 2018 and on properties not sold or reassessed since then, owners may also add surcharges based on the property tax bill. With the fee and surcharges, the legal rent for your unit may be \$9.50 to \$44.50 higher than the MAR shown. If the message is "Tenant Call," or if you have questions about your rent, please call us.

OWNERS

In late June/early July, owners are mailed a report listing the MAR that is listed in Rent Control's records for every rental unit they own. If you are an owner, the circle at left should not include a MAR, and you should have received a different mailing. Please call us to correct your mailing information.

 **City of Santa Monica**
Rent Control Board
 1685 Main Street, Room 202
 Santa Monica, CA 90401

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First Class Mail
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 Permit No. 128



INFO



Telephone & Public Counter Hours

- Monday - Friday* 8:00 am - 4:30 pm.
 - Closed for lunch between 12:30-1:30 pm
- (310) 458-8751 — 1685 Main St. Room 202



Website: www.santamonica.gov/rentcontrol



Email: rentcontrol@santamonica.gov



www.facebook.com/santamonicarentcontrol

*City Hall is closed every other Friday.

Inside the Summer 2024 issue:

The 2024 General Adjustment is 3% with a maximum \$76 increase effective September 1, 2024.

- Esta información está disponible en nuestro sitio web en español.
- این اطلاعات در وبسایت ما به زبان فارسی موجود است.
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