



Rent Control News

Voters Extend Eviction Protections

On November 2, Santa Monica voters passed Measure RR, which amends the City Charter in three significant ways:

- First, it extends eviction protections to all renters in Santa Monica, except those living in single family homes and some condominiums. This means that Santa Monica renters can only be evicted for “just cause,” such as a lease violation, non-payment of rent, or a legitimate no-fault reason like the owner’s removing the unit from the rental market. Previously, these protections existed only for those in rent-controlled units; now they apply to everyone.
- Second, it prohibits landlords from evicting



More than 23,000 Santa Monica voters participated in this year’s election.

tenants for owner-occupancy if the tenant is terminally ill or has lived in the unit for at least 5 years and is 62 or older or disabled, unless the owner also meets these criteria.

- Third, it requires landlords to give tenants a reasonable opportunity to correct an alleged lease violation or nuisance

before an eviction process may be started.

The measure, which was placed on the ballot by the City Council after first being proposed by the Rent Control Board, passed by a vote of 65% to 35%.

The new protections will go into effect when the election results are

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Fall 2010

City of Santa Monica

Santa Monica
Rent Control Board

www.smgov.net/rentcontrol

Commissioners
Chris Braun
Jennifer Kennedy
Marilyn Korade-Wilson
Robert Kronovet
Zelia Mollica

Administrator
Tracy Condon

Rent Control Office
City Hall—Room 202
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Santa Monica, CA 90401

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Rent Control Launches Free Apartment Listing Service

In response to public demand, the Rent Control office has launched a free apartment listing service that allows owners to list apartments for rent, and allows tenants to access those listings.

Increasingly, tenants have contacted the Rent Control office seeking listings of apartments for rent. At the same time owners, frustrated by the longer periods during which some units remain

vacant between tenancies, have asked what Rent Control can do to help them find new tenants. The apartment listing service is intended to help members of both groups

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New Board Members Elected

Two new members were elected to the Rent Control Board, each for a 4-year term. They are Todd Flora, a corporate responsibility manager and board member of Heal the Bay, and William (Bill) Winslow, a trust, estate, tax, and administrative law attorney and former board member of the Business/Government Council to End Homelessness.

Mr. Flora and Mr. Winslow replace Board members Jennifer Kennedy and Zelia Mollica, neither of whom



was up for reelection.

Current Board members Marilyn Korade-Wilson and Chris Braun were also up for election and were each reelected to an additional term. Ms. Korade-Wilson, who has

served for four years and is currently Board Chair, was elected for a second 4-year term. Mr. Braun, a chiropractor originally appointed by the Board in September of 2009 to fill the seat of outgoing Commissioner Joel Koury, was elected to complete the remaining two years of the term. ☺

Voters Extend Eviction Protections

“Previously, these protections existed only for those in rent-controlled units; now they apply to everyone.”

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certified by the City Council and approved by the California Secretary of State. It is expected the process will be complete by the end of the year.

Once the law goes into effect, there will be almost no difference between the eviction protections offered to tenants living in rent-

controlled and non-rent controlled units. Limits on the amount of rent that can be charged, however, will continue to apply only to rent-controlled units.

For answers to questions about Measure RR, please call a Rent Control Information Coordinator at (310) 458-8751 or email rentcontrol@smgov.net. ☺

City Extends Residential Smoking Restrictions

Smoking is now prohibited within 25 feet of windows, doors, and vents, at all multi-unit apartment buildings and condominiums even if the smoker is on a private balcony, porch, patio, or deck.

By December 1, owners and homeowner associations (HOAs) at such properties must give each tenant written notice of the smoking law and the remedy for its violation. They must also post at least one sign specifying the new, expanded smoke-free areas. Violators can be

sued in Small Claims Court for damages ranging from \$100 for the first violation to \$500 for subsequent violations in a one-year period.

Before initiating a Small Claims suit, the person alleging a violation should remind the offender of the smoking-restriction law. If this does not end the problem, a letter to the offender begins the first step for the Small Claims case.

Tenants are permitted to smoke in their own apartments unless their

lease says otherwise, and violating the smoking law is not a ground for eviction.

For more information and to obtain sample letters and signs, see: www.smconsumer.org or call the City Attorney's office at (310) 458-8336. The code section of the smoking law is: *Santa Monica Municipal Code Section 4.44.040*. ☺



Free Workshops and Seminars in 2011

March 8, Tuesday, 6:30 – 9:00 P.M. Owning Rental Property in Santa Monica

At this seminar, owners and managers learn the basics of the Santa Monica Rent Control Law and how to avoid common pitfalls. Topics will include rents, amenities, maintenance, eviction limitations, restrictions on change of use, and services available through the Rent Control office.

July 12, Tuesday, 6:30* – 9:00 P.M. Calculating the Annual Rent Increase

Designed for owners, this workshop offers a quick overview of how to calculate and notice this year's general adjustment and surcharges.

Attendees can sign up for one-on-one assistance with calculating and completing rent increase notices for a specific property.

*6:15 P.M. Check-in

May 10, Tuesday, 9:30 A.M. – Noon Tenant Seminar on Santa Monica Rent Control Law

This seminar is designed for tenants to learn what services are available through the Rent Control office such as how rent and amenities are defined, the eviction protections under the law, and what remedies are available for issues related to rents, amenities, and maintenance.

September 13, Tuesday, 6:30 – 9:00 P.M. Rental Property Maintenance

Presented with the City's Code Compliance Division staff this seminar will address what types of maintenance and repair are required, how and where to file a complaint, temporary relocation of tenants during repairs, and issues related to habitability, plumbing and painting. Tenants, owners, managers and other interested individuals are welcome.



Please register for any seminar you would like to attend.

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

All seminars are held at:

Santa Monica Main Public Library
601 Santa Monica Blvd.
Multi-Purpose Room, 2nd Floor

Santa Monica Rent Control on Facebook



Santa Monica Rent Control has started a Facebook fan page to better communicate with tenants, owners, and the Santa Monica

community at large about rent control and related issues.

Unlike other outlets such as the Rent Control website, mailings, or this newsletter, the Facebook page is intended not only to disseminate information, but to facilitate a community conversation on a

variety of issues related to rent control specifically, and about housing more generally.

For example, while the Facebook page will likely be used as an additional vehicle for informing the public about such things as each year's general adjustment or the recent Spanish-language tenant seminar, it will also include information about related topics like water conservation, emergency preparedness, and other issues relevant to everyone living in Santa

Monica. The Agency hopes that tenants and owners will become part of a constructive, respectful, and lively community conversation via the new Santa Monica Rent Control Facebook page.

To visit the fan page, go to the Rent Control web site at www.smgov.net/rentcontrol and click on the blue Facebook icon on the left-hand side of the homepage. ☺

December 2010


Sun	Mo	Tue	We	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24*	25
26	27	28	29	30	31	

24* Christmas Holiday

March 2011

Sun	Mo	Tue	We	Th	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Calendar Legend

-  Closed
-  Open 8:00 am—5:00 pm
-  Open 7:30 am—5:30 pm
-  Open 7:30 am—12:00 pm

January 2011

Sun	Mo	Tue	We	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17*	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

17* Martin Luther King, Jr. Day

February 2011

Sun	Mo	Tue	We	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21*	22	23	24	25	26
27	28					

21* Presidents' Day

Rent Control Office Hours

Rent Control is closed every other Friday. Please check the calendar before coming to the Rent Control office on a Friday to be sure it's a Friday we're open.

Information by Phone: (310) 458-8751

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

On alternate Fridays, 8:00 am—5:00 pm

Public Counter: 8:00 am—4:30 pm

www.smgov.net/rentcontrol

This document is available in alternate format upon request.

Rent Control Launches Free Apartment Listing Service

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find each other by creating a list that is targeted specifically to the Santa Monica community.

Owners can list an apartment in one of three ways:

- Go to the Rent Control website (www.smgov.net/rentcontrol), click on the Apartment Listing Service, fill in a simple form, and submit by email; or
- Submit a listing form in person at

the Rent Control Office (City Hall, Room 202). The form can be printed out from the website and completed in advance, or filled in at the office; or

- Call the Apartment Listing hotline at (310) 434-2609.

The complete list will be updated every Thursday, with a deadline to submit listings of 3 p.m. on Wednesday.

The list will be available to

prospective tenants in hard copy at the Rent Control office, as well as on the Rent Control website by clicking on the "Apartment Listing Service" link.

Listings will automatically be dropped after six weeks unless they are renewed.

For further information, call an Information Coordinator at (310) 458-8751, or call the Apartment Listing Hotline at (310) 434-2609. ☎