CITY OF BEVERLY HILLS
RENT STABILIZATION PROGRAM

Facilitated Discussion Feedback on

Analysis of the Rent Stabilization Ordinance (RSO)

September 16, 2018
Session No. 3
Maximum Allowable Rent Increase

POLICY OPTIONS		
No.1	No Policy Change	Continue to allow annual rent increases of *the lesser of* the percent change in CPI or 8.0 percent for Chapter 5 Tenants, and *the greater of* the percent change in CPI or 3.0 percent for Chapter 6 tenants.
No.2	Set a maximum dollar amount by which rents may be increased annually, coupled with the existing allowable increases based on CPI	Continue to allow annual rent increases of the lesser of the percent change in CPI or 8.0 percent for Chapter 5 Tenants and the greater of the percent change in CPI or 3.0 percent for Chapter 6 tenants, but would also annually establish a maximum dollar amount up to which rents could be raised.
No. 3.	Set a fixed annual maximum allowable rent percentage increase for Chapter 6 Tenants	Establish a fixed maximum percentage up to which rents could be increased in any given year, and eliminate the minimum 3.0 percent increase and continue to use the CPI for Chapter 6 Tenants. The maximum allowable rent increases for Chapter 5 would remain the same.
No. 4	Eliminate allowable maximum and minimum rent increases and set increases entirely on 100 percent or some fraction of percentage change in CPI	Allow rent increases to fluctuate with changes in the CPI.

Instructions: Please complete and return your comments, concerns and/or suggestions at the end of this session for consideration. You may also submit via email at: bhrent@beverlyhills.org or by mail or hand deliver to the Rent Stabilization Office at: 455 North Rexford Drive, Room 200, Beverly Hills, CA 90210.

For questions please call: 310-285-1031.

No. 5	Allow more operating expense pass-throughs for Chapter 6 housing providers without an application process	Expand opportunities for Chapter 6 housing providers to pass-through certain expenses like utility expense surcharges, capital expenditures, improvements mandated by law, property taxes, voter indebtedness, or others to tenants in the form of increased rents, with or without limits to what share of the respected expense may be passed through.
No. 6	Limit operating expense pass-throughs, either by precluding them or by requiring formal rent increase application processes	Reduce or eliminate allowable expense pass-throughs, or approve certain pass-throughs only through a petition process.
No. 7	Require apartment buildings to meet habitability standards in order for housing providers to increase rents	Establish new habitability standards that all RSO apartments must meet to permit respective housing providers to increase rents.

Comments / Concerns / Suggestions:

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