

Re: SANTA MONICA REPORT ANNUAL RENTAL INCREASE - 2% ANNUAL REGISTRATION FEE- \$198

BY: ATTORNEY MICHAEL MILLMAN, DIRECTOR

The Santa Monica Rent Charter Amendment provides that each March, the Rent Board will determine the adjusted Consumer Price Index for the previous year. This year it was 2.75%. Under the Rent Board Formula, that CPI is then adjusted by 75%. Simply stated, the Annual Rental Increase effective September 1, 2017 shall be 2% of your existing Base rent. The exception is all new Tenancies within the last year.

Additionally, it is proposed that the recommended registration fee per Door will be \$198 per rental unit. This is all paid in advance, on or before August 1, 2017. Thereafter, Owners may charge each Unit one half of that amount, amortized over the year, which will be included in the monthly rent effective September 1, 2017. Accordingly, the Tenants will be reimbursing the Owners in the amount of \$8.25 per month.

Also, there are certain categories of Parcel taxes identified on each Owner's Property tax Bill, which may be passed through to the Tenants for reimbursement on a prorated basis over the course of the 12-month calendar year. Typically, these are Parcel taxes associated with clean water, school building programs or Clean the Bay or beaches. These individual Property tax Items for pass through have not heretofore been identified.

It is essential that each of you access this information promptly through the Rent Board website: www.smgov.net/rentcontrol.

Additionally, ACTION will post the identical material: www.actiontakesaction.com.

Effective July 1, 2017, each of you is obligated to provide to all New Tenant candidates a duplicate copy of the new, revised ACTION bedbug disclosure form. This form is also available at the ACTION website. Further, the Rent Board has adopted what appears to be a two-page "information Disclosure form" which will also be available on the Rent Board website as well as the ACTION website.

We believe that under the California Code of Civil Procedure, you may deliver or serve "legal documents" on Tenants by a number of protocols: personal service; mail; or posting on the Tenant's door. It is always a good practice to post these types of forms on your Community bulletin board located in the laundry room. Take a photograph, date the photograph, and put it in your file. As to all Tenants to whom you are obligated to serve the newly enacted INFORMATION DISCLOSURE FORM, you should sign a PROOF OF SERVICE form, which is also available on the ACTION website. Put it in your File. It will be Admissible Evidence of Compliance. Under our laws, substantial compliance is legally sufficient. It may be difficult or almost impossible to arrange for each Tenant to be delivered the new forms and agree to affix their signature to a duplicate copy for your file.

ACTION has recommended to the Rent Board that they revise their new registration forms when a new Tenant obtains the unit to include a "special box" evidencing that the information form has indeed been delivered. Incidentally, the registration forms for new Tenants will be online.

To Santa Monica Rent Control Administrator, TRACY CONDON- A special statement of APPRECIATION AND THANK YOU. you have always provided excellent and exceptional information in a timely manner to all owners and apartment associations.

Michael Millman, Director

Michael Millman is a community activist in Mar Vista.

his law practice is limited to representing injured parties arising from automobile accidents.