

11200. Registration Fee

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(j) Registration Fee Waiver for Units Occupied by Very Low-Income Senior Citizens or Very Low-Income Disabled Citizens

- 1) The Board shall grant a waiver of the registration fee for a controlled rental unit, which is rented to a very low-income senior or a very low-income disabled citizen upon application by such tenant. For purposes of this regulation, very low income is defined as 60% of median income for Los Angeles County, determined by the U.S. Department of Housing and Urban Development, adjusted for household size. However, no registration fee waiver shall be granted to a very low-income senior or very low-income disabled person if he or she occupies a unit on a property which is wholly or partially owned by any of the following:
 - (A) his or her child, parent, grandparent, brother, sister, father-in-law, mother-in-law, son-in-law, and/or daughter-in-law;
 - (B) a partnership, limited or otherwise, of which his or her child, parent, grandparent, brother, sister, father-in-law, mother-in-law, and/or daughter-in-law is a partner;
 - (C) a limited liability company, of which his or her child, parent, grandparent, brother, sister, father-in-law, mother-in-law, and/or daughter-in-law is a member;
 - (D) a closely held corporation, of which his or her child, parent, grandparent, brother, sister, father-in-law, mother-in-law, and/or daughter-in-law is a shareholder.

- (2) In order to be eligible for a fee waiver as provided under this section, the tenant of the subject unit must be sixty-two (62) years of age or older or must be a "disabled individual" as defined below. In addition, the tenant's gross household income shall not exceed the following 60% of median income for Los Angeles County determined periodically by the U.S. Department of Housing and Urban Development. The income limits shall be calculated using 60% of median income for a family of four, adjusted for household size as follows:

Number of persons	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6 or more</u>
Factor	.7	.8	.9	base	1.08	1.16

For the purposes of this section "gross household income" shall include the income every member of the household received during the preceding calendar year including, but not limited to, wages, salaries, bonuses, tips, gross amounts of pensions and annuities, retirement benefits, social security payments, disability payments, life insurance benefits, gifts, interest, capital gains and inheritances. "Gross household income" shall include the amount of any withdrawal of cash or assets from an investment. In addition, "gross household income" shall include an amount equal to 5% of the value of the household's total assets valued from \$100,000 to \$200,000, in addition to the actual income earned by the asset. "Gross household income" shall also include an amount equal to 10% of the value of the household's total assets valued from \$200,000 to \$300,000, in addition to the actual income earned by the asset.

If the senior or disabled person's household owns total assets valued at \$300,000 or more, he or she is not eligible for the registration fee waiver authorized by this subparagraph.

If requested by the Board, the tenant shall annually provide appropriate documentation of gross household income and all assets owned by members of the household, including, if necessary, third-party income verification, consistent with the relevant portions of Board regulation 17304.

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[11200(j)(1)(2) Amended 6/29/00; Effective 7/21/00]

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