

SANTA MONICA RENT CONTROL BOARD

TO: Chair Joel Koury, Commissioners Kennedy,
Korade-Wilson, Mollica, and Sklar,
Santa Monica Rent Control Board

FROM: Michaelyn Jones, General Counsel

RE: [Proposed Regulation 3109 – School District
Qualified Special Tax \(Measure R\) Pass-
through](#)

FOR BOARD MEETING OF: November 20, 2008

INTRODUCTION

Currently the Board allows owners to collect surcharges from tenants above and beyond the maximum allowable rent (MAR) for a unit as a way of recouping the cost of paying certain voter-approved taxes or fees. Examples include the existing school district tax surcharges, the storm water management fee, and the school and community college bonds.

This new proposed regulation would allow landlords to pass through the new school district tax which combines and replaces two existing school taxes (passed as Measures Y and S). The new tax was approved by voters as Measure R in the February 5, 2008 primary election. The assessment will appear for the first time on owners' 2008 tax bills which they will receive in November 2008.

DISCUSSION

Proposed regulation 3109 is designed to reimburse owners of controlled residential rental properties for the cost of the School District Qualified Special Tax of \$346 per year, per parcel, adjusted annually for inflation. This regulation operates in the same way as most of the other pass-through regulations: the amount is determined by dividing the amount of the tax, divided by the number of units on the property, divided into twelve monthly payments. Notice to tenants must include the aforementioned information.

RECOMMENDATION

Staff recommends that the Board adopt [proposed regulation 3109](#).

Attachment: Proposed Regulation 3109