CITY OF BELL GARDENS
COMMUNITY DEVELOPMENT DEPARTMENT/HOUSING DIVISION
7100 GARFIELD AVENUE, BELL GARDENS, CA 90201
Phone Number: (562) 806-7725 - Email: Housing@bellgardens.org

BELOW FAIR MARKET INCREASE REQUEST INSTRUCTIONS

Purpose

If the current rent is less than 80% of Fair Market Rents (FMR's), landlords may file an application with the City of Bell Gardens Housing Division to request approval for a permitted below market rent increase by more than the annual rent increase allowed under Section 5.62.040 by an amount not to exceed three percent (3%) in accordance with the Division's procedures and guidelines.

Instructions

Step 1: In order to file an application, a landlord must have registered all rental units and be current on all registration fees.

Step 2: The application must include all of the following information:

- All unit numbers/addresses on the property
- Year built
- Bedroom count
- Current rent
- Date of last increase with month, day, and year

Step 3: Submit the application to the Housing Division no more than 60 days prior to the next rent increase using one of the following methods:

- Email: Housing@bellgardens.org
- Mail: 7100 Garfield Avenue, Bell Gardens, CA 90201
- Online: www.citizenserve.com/bellgardens
- In Person: 7100 Garfield Avenue, Bell Gardens, CA 90201

Important Information

- Landlord must maintain compliance with State and local laws and requirements such as the Bell Gardens Municipal Code.
- The City will be conducting **interior and exterior inspections** to verify that the property/unit is a habitable premise and to verify any discrepancies in bedroom count.
- A landlord may impose an annual rent increase for any covered rental unit **once a year** and only after providing at least **30 days written notice** to the tenant.
- A landlord may not bank any waived or unused permitted annual rent increases.
- A landlord may not increase the rent until the Division approves the landlord's application.

Fair Market Rent is based on the most recently published HUD Small Area Fair Market Rents calculated for the Bell Gardens Zip Code for a comparable unit.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
	$1,560	$1,750	$2,180	$2,760	$3,080
80% FMR	**$1,248**	**$1,400**	**$1,744**	**$2,208**	**$2,464**

https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2026_code/2026zip_code_calc.odn?zcta=90201&metro_code=METRO31080MM4480&year=2026&hypo=hypo

CITY OF BELL GARDENS
Below Fair Market Increase Request Form

Owner and Property Information

Owner(s) Name: _____

Applicant/ Agent: _____

Owner(s) Address: _____

Owner(s) Email: _____

Owner(s) Phone: _____

Assessor's Parcel Number: _____

Does Owner live on the property? Yes ☐ No ☐ If yes, percentage of ownership: _____

Property Address(es): _____

Total Number of Units/ Spaces: _____

Unit/ Space Number / Address	Year Built	# of Bedrooms*	Current Rent	Date of Last Increase (MM/DD/YY)	80% of FMR (Office Only)	Allowable 1.5% Increase (Office Only)	Allowable Fair Market Increase* (Office Only)	Total Allowable Rent Increase (Office Only)

*Number of Bedrooms does not apply for Mobile Homes

*Max 3% and cannot exceed 80% of FMR.

I declare that each rental unit included in this petition has been properly registered with the City of Bell Gardens, I am in compliance with the City of Bell Garden's rent ordinances and regulations, I have paid all rent program fees and business license tax for this rental unit (if applicable), and the unit complies with applicable state and city health, safety, building, and housing codes. I declare under penalty of perjury under the laws of the State of California that the information provided on this petition and any attachments are true and correct to the best of my knowledge and belief.

_____ _____ _____

Print Owner Name Signature Date

OFFICE USE ONLY

☐ Registration Verified Staff Initials _____

☐ Bedroom Count Verified Staff Initials _____

☐ Inspection Conducted Staff Initials _____