

Examples of Tenant Relocation Assistance Ordinances and Policies

Jurisdiction	Applicability	Length of Notice	Who Pays Assistance *	Amount per Tenant	Eligible Tenant Income	Extra Assistance for Special Circumstances	Notes
Arlington County, VA (Tenant Relocation Guidelines)	Required where County approval of funds or special development exceptions approval is needed; encouraged for by-right development	120 days	Property Owner	Ranges from \$390-\$1,500 depending on unit type and furnished or unfurnished	No income threshold required	Household income \leq 30% MFI: ranges from \$585-\$2,250 depending on unit type and furnished or unfurnished	Referrals and transportation to visit new apartments provided by property owner; relocation plan and periodic reports required; priority ranking system for tenants to access any new affordable units in the development
Los Angeles, CA (Municipal Code Sections 12.95.2, 47.06, 47.07, 151.09, 163.05)	Displacement due to health & safety violations and not-at-fault evictions; notices required for all conversion projects with residential component	180 days	Property Owner	\$7,800 if tenancy < 3 yrs; \$10,300 if tenancy \geq 3 yrs or if household income \leq 80% MFI; \$7,550 for tenants in buildings with < 4 units	No income threshold required	62 or older, disabled, or with children: \$16,500 if tenancy < 3 yrs; \$19,500 if tenancy \geq 3 yrs or if household income \leq 80% MFI; \$15,150 for tenants in buildings with < 4 units	Tenant right of action; landlord must return security deposit; applicant must pay \$1492/unit; relocation assistance provided by 3 rd party
Mountain View, CA (Chapter 36, Article XIII, Section 36)	Displacement due to demolition, redevelopment, condo conversion, land use conversion	90 days	Property Owner	3 months' rent based on city's median rent for comparable unit	\geq 80% MFI	Elderly, disabled, or with children: 3 months' rent based on city's median rent for comparable unit, plus \$3,000	Relocation assistance provided by 3 rd party

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Chicago, IL (Municipal Code Section 13-72-065)	Condo conversions	210 days for elderly, disabled; 180 days for all other tenants	Property Owner	\$1,500 (or amount of a month's rent if greater, up to \$2,500)	>/=120% MFI	None	
Boston, MA (Municipal Code Section 10-2.10)	Condo conversions of 4 or more units	5 yrs for elderly, disabled, or low-income; 1 yr for all other tenants	Property Owner	\$3,000	No income threshold required	\$5,000	Landlord should attempt to provide elderly, disabled, low-income tenants with housing location assistance; Tenant must vacate during notice period to receive assistance
Cincinnati, OH (Municipal Code Chapter 740)	Projects receiving City/TIF funding, or land	No notice provision included	City	Up to \$4,000 for homeowner; \$2,000 for tenant, plus up to \$650 for moving expenses	No income threshold required	None	Right of civil action to tenants; Eligible tenant required to have occupied the unit for at least 180 days; owners of new units cannot discriminate based on source of income (use of vouchers) and must advertise availability of units to voucher recipients

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Santa Barbara, CA (Municipal Code, Chapter 28.89)	Demolition/ alteration of rental structure that requires a permit and reduces # rental units; condo conversion; land use changes	60 days prior to filing application	Property Owner	The greater of: 4 x city's median rental rate or \$5,000	No income threshold required	Elderly, disabled, low-income: The greater of 5 x city's median rental rate or \$6,000	Tenants have right to terminate lease upon receipt of notice
San Diego, CA (Municipal Code, Section 144.0505)	Condo conversions	60 days	Property Owner	3 months' rent based on HUD's fair market rent for San Diego	No income threshold required	None	Assistance paid on the date notice is given to tenant
MD (Maryland Condominium Act, Section 11-102.1, Section 11-137)	Condo conversions	180 days	Property Owner	\$375 plus moving expenses up to \$750 (if not income qualified, only reimbursement up to \$750 for expenses incurred)	>= 80% MFI (>= 100% MFI for Baltimore)	Elderly/disabled and low-income: 3-year lease extension (20% of units cap) or 3 months' rent	Tenants who want to terminate leases can do so by providing 30 days written notice; Property owner must pay to relocate tenants if needed during any rehabilitation

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Seattle, WA (Municipal Code, Chapter 22.210)	Displacement caused by demolition, change of use, rehab or removal of use restrictions	90 days	Property Owner pays half; City pays half	\$2,000	>= 50% MFI	None	Relocation license required prior to demolition permit; owner cannot reduce services to tenants, materially increase or change obligations of tenants after applying for permit; civil penalties \$1,000/day for non-compliance; tenants must vacate within 90 days to receive benefits
San Jose, CA (Municipal Code, Chapter 17.20, Part 11)	Displacement due to health and safety violations or concerns that continues for more than 60 days	N/A – displacement is due to order to vacate	Property Owner	Alternative housing for 3 months, or 3 months' rent based on HUD's fair market rent for a comparable unit, or 3 months' rent for the unit	No income requirement	None	If tenant does not/cannot reoccupy the unit, return of security deposit required; relocation assistance provided at least 30 days before displacement

* "assistance" refers to financial assistance to cover relocation expenses