



# RELOCATION FOLLOWING FORECLOSURES IN CONDOMINIUMS AND SINGLE FAMILY DWELLINGS

8300 Santa Monica Blvd., West Hollywood, CA 90069 p: (323) 848-6450 Email: [rsh@weho.org](mailto:rsh@weho.org)

Tenants in the City of West Hollywood are protected from most evictions. However, a tenant can be evicted for certain specific causes such as nonpayment of rent, causing a nuisance, using the unit for illegal purposes, violating terms of the lease, etc. Landlords may also relocate tenants for no fault of their own. One form of relocation occurs following a foreclosure of a condominium or single-family dwelling occupied by a tenant. ([Section 17.52.010\(14\)](#))

## When a foreclosure has occurred on a property, can the tenants be relocated?

Relocations for foreclosures are allowed in the City of West Hollywood for properties that have one unit on the entire parcel. This means only single-unit properties and condominiums.

Under the West Hollywood RSO, tenants may be relocated following a foreclosure sale only if:

- a. They live in a condominium unit or on a single-unit property. The RSO defines a single-family dwelling as a property where there is *only one unit* on the entire parcel. So, if there is a main house and a guesthouse with a rental history, the property is multi-unit and the tenants may not be relocated because a foreclosure has occurred.
- b. The landlord commences the process no more than thirty (30) days after obtaining title through the foreclosure sale;
- c. The tenant took occupancy *after* the date the mortgage was recorded;

The tenant *may not* be relocated following foreclosure if the notice is given later than 30 days after the owner obtains title through the sale or if the specific loan leading to the foreclosure was recorded after the tenant moved in.

## Who May Relocate Tenants Due to Foreclosure?

Owners who are natural persons, corporations companies, partnerships and other legal persons who hold title may relocate tenants for foreclosure.

## Noticing Requirements

The landlord must give the tenant in a condominium or single-family property at least ninety (90) days written notice that the tenant is being evicted following foreclosure. The relocation fee must be paid at the time the notice is issued to the tenant.

The notice must include the cause for the relocation and recite Subsection 17.52.010(14) under which the tenancy is being terminated.

## How much is the relocation fee?

Refer to the City's Relocation Fee guide for information on the required fee amount.

## What happens if the tenant refuses to move at the end of the ninety (90) days, when they have been given proper notice and the relocation fee?

If the tenant does not vacate the unit within the ninety (90) day period, they may be taken to court for eviction. In addition, the tenant may have to refund the relocation fees paid by the landlord.

## Need Further Assistance?

If you have any questions please contact the Rent Stabilization and Housing Division by calling (323)848-6450 during normal business hours: Monday - Thursday, 8:00 a.m. to 5:00 p.m. and Fridays 8:00 a.m. to 4:30 p.m., or visit the City's website at [www.weho.org](http://www.weho.org).

*The Rent Stabilization Ordinance is amended periodically. Tenants and landlords are encouraged to contact the West Hollywood Rent Stabilization & Housing Division for the most current version of the Ordinance.*