



# RELOCATION FEES

Landlords are required to pay relocation fees to tenants displaced through a no-fault eviction. The relocation fees are based on expected costs tenants incur from moving including providing first and last month's rent and a security deposit, moving and packing expenses, and displacement and housing costs. All tenants living in one unit of housing are collectively entitled to one fee as follows:

The City's relocation fee structure is based on the number of bedrooms in a rental unit. This is done to reflect the higher costs associated with relocating the increased number of occupants and volume of belongings in larger units.

Relocation fees are adjusted annually by the percentage change in the rent of primary residence component of the CPI-U Index of the Los Angeles/Riverside/Orange County Area from May to May of each year rounded to the nearest whole dollar. In the event the percentage change decreases, the relocation fees shall remain at their current rate.

RELOCATION FEES Effective July 1, 2019 – June 30, 2020	
Unit Type	Amount
0 Bedrooms	\$7,506
1 Bedroom	\$10,598
2 Bedrooms	\$14,275
3 or More Bedrooms	\$18,840

The City has established **two** exemption payment categories. These categories are provided with higher benefit amounts to capture the additional moving costs and greater financial pressures certain tenants face when relocating. Income can be determined by using State or Federal income tax returns, bank account records, salary records, or other supporting documents that require income limits such as receiving SSI payments.

**Qualified Tenant:** If one of the tenants living in the housing unit from which tenants are to be displaced includes a person who is sixty-two years of age or older, disabled, living with one or more dependent minors, terminally ill or is moderate income (one hundred twenty percent AMI), then collectively the tenants living in the housing unit are entitled to the Qualified Tenant relocation fee listed in the relocation fee schedule.

**Lower Income Tenant:** If one of the tenants living in the housing unit from which tenants are to be displaced includes a lower-income person as defined by California Health and Safety Code Section 50079.5, then collectively the tenants living in the housing unit are entitled to the Lower-Income Tenant relocation fee listed in the relocation fee schedule.

2019/2020		
Exemption Category	Income Limit	Amount
Qualified Tenant	\$58,451 - \$87,677	\$19,869
Lower-Income Tenant	Up to \$58,450	\$25,020

The required relocation fee includes the fee and any fee increase occurring while the tenant remains in possession of his or her unit. Any balance due shall be paid before the tenant is required to vacate.

*This fee schedule is in accordance with West Hollywood Municipal Code Section 17.52.020*

**(more important information on the back of this form)**

In addition to the fee paid to tenants, property owners also pay a fee to the City to cover costs of relocation services provided to the tenant through an outside agency.

RELOCATION COUNSELING FEES (Per Unit)	
Standard	\$500
Qualified/Lower Income	\$800

If you have any further questions, please contact the Rent Stabilization and Housing Division at (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.***