



RENT STABILIZATION DIVISION

# Los Angeles Housing Department **LAHD**

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## NEWS OF INTEREST TO LANDLORDS & TENANTS

### TENANT RELOCATION ASSISTANCE

#### APRIL 11, 2007 AMENDMENTS TO THE LAMC

On April 11, 2007, the Los Angeles City Council approved major changes in the tenant relocation assistance provisions of the Los Angeles Municipal Code and Rent Stabilization Ordinance (RSO), raising the amounts required to be paid to tenants for no-fault evictions.

The following relocation amounts are effective as of 4/11/07.

The amounts apply to:

- All Ellis Landlord Declarations of Intent to Evict filed with the Los Angeles Housing Department as of 4/11/07 (required to be filed for evictions for demolition or permanent removal from the rental housing market);
- All Notices to Terminate Tenancy in units subject to the RSO served on tenants as of 4/11/07 pursuant to LAMC 151.09.A.8 (evictions for occupancy by the landlord or a family member or resident manager); LAMC 151.09. A.11 (evictions for compliance with a government order to vacate); or LAMC 151.09.A.12 (evictions when the Secretary of Housing and Urban Development (HUD) seeks to vacate the property prior to sale.)
- All Notices to Terminate Tenancy in non-RSO buildings served on tenants as of 4/11/07 for condo conversions or demolitions.

#### Relocation Amounts:

| Type of Tenant | Less than 3 years | 3 years or more | Less than 80% AMI |
|----------------|-------------------|-----------------|-------------------|
| Eligible       | \$6,810           | \$9,040         | \$9,040           |
| Qualified      | \$14,850          | \$17,080        | \$17,080          |

#### HUD Area Median Income Limits 80% AMI (Los Angeles):

| 1 Person        | 2 Person        | 3 Person        | 4 Person        | 5 Person        | 6 Person        | 7 Person        | 8 Person        |
|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>\$41,450</b> | <b>\$47,350</b> | <b>\$53,300</b> | <b>\$59,200</b> | <b>\$63,950</b> | <b>\$68,650</b> | <b>\$73,400</b> | <b>\$78,150</b> |

If more than one fee payment amount applies to a unit, the landlord pays the higher amount for the unit. Each tenant then shares on an equal pro-rata basis.

A “qualified” tenant is any tenant who is 62 years of age or older; or handicapped as defined in Section 50072 of the California Health & Safety Code or disabled as defined in Title 42 United States Code Section 423; or is a person residing with one or more minor dependent children (as determined for federal income tax purposes.) All other tenants are “eligible” tenants.

**Additional Relocation Ordinance Fees:**

*Upon LAHD’s establishment of the relocation contractor and demolition monitoring program, landlords will also pay the following fees:*

Paid by all landlords who file a relocation application

Relocation Contractor Fee: \$400/unit for regular tenants  
\$640/unit for qualified tenants

Relocation Contractor Administrative Fee: \$55/unit

Paid by landlords who seek LAHD clearance of a demolition permit

Demolition Monitoring Administrative Fee: \$45/unit

Paid by landlords who dispute a relocation amount based on a tenant’s self-certified income level

Income Dispute Resolution Fee: \$186/unit

**These changes are in accord with the Tenant Relocation Assistance Ordinance adopted by the Los Angeles City Council on 4/11/07, pursuant to Council File # 06-1325. The ordinance adopted by the City Council provides that these changes are effective April 11, 2007.**

**For additional information, please call the Los Angeles Housing Department Customer Service Hotline at (213) 808-8888 or (866) 557- RENT.**