



# TEMPORARY RELOCATION EXPENSE BENEFITS 2024-2025

When a landlord is required to temporarily recover possession of a rental unit in order to comply with housing, health, building, or safety laws of the State of California or the City of West Hollywood, they must provide the tenant with relocation benefits as outlined in the Temporary Relocation Expense Schedule.

A landlord is required to provide relocation benefits to a temporarily displaced tenant in the following cases (per West Hollywood Municipal Code (WHMC) Section 17.52.110):

- **TEMPORARY REPOSSESSION OF A UNIT:** When the landlord is required to temporarily recover possession of a rental unit in order to comply with housing, health, building, or safety laws of the State of California or the City of West Hollywood;
- **GOVERNMENT ORDERED VACANCY:** If a tenant is required to vacate a rental unit upon the order of any government officer or agency;
- **FUMIGATION:** During fumigation that cannot be completed when a rental unit is occupied; and
- **INOPERATIVE ELEVATORS:** To any senior citizen, disabled tenant, or any other tenant with an identified mobility issue upon that tenant's request when no elevator serving the tenant's rental unit

## TEMPORARY RELOCATION BENEFITS

Per Resolution No. 21-5394 - Updated annually on July 1

### RELOCATION BENEFIT

### PER DIEM RATE

Amounts establish the minimum rate. No tenant shall be responsible for any amount due in excess of the per diem.

<b>Hotel / Motel Accommodations</b> (within 2 miles of City boundaries or tenant's residence)	The minimum rate is the <a href="#">U.S. General Services Administration per diem lodging rate for Los Angeles/Orange/ Ventura/ Edwards AFB less the City of Santa Monica</a> . <ul style="list-style-type: none"> <li>• One hotel/motel room for each occupied bedroom in the displaced household's unit</li> <li>• Plus, any additional cost of on-site parking at the accommodation or nearest available parking structure</li> </ul>		
<b>Meal allowance</b>	<b>\$65</b>	Per day per person in household if temporary accommodation lacks cooking facilities	
<b>Laundry allowance</b>	<b>\$2</b>	Per day if the rental unit included in-unit laundry and the temporary accommodation does not	
<b>Pet accommodations</b>	<b>Dogs</b>	<b>\$71</b>	Per day for each pet permitted in the lease if the temporary accommodation does not accept pets.
	<b>Cats</b>	<b>\$49</b>	
	<b>Other</b>	<b>Actual cost</b>	

# TEMPORARY RELOCATION EXPENSE BENEFITS 2024-2025

## FREQUENTLY ASKED QUESTIONS

### **Can a landlord temporarily move the tenant into another unit in the building?**

The landlord has the option to provide the tenant with comparable housing at any time during the period of the displacement. Such housing will be comparable to the tenant's rental unit in:

- Location
- Size
- Number of bedrooms
- Furnishings
- Accessibility
- Parking Spaces
- Type and quality of construction
- Proximity to services and institutions upon which the displaced tenant depends
- Amenities (including the allowance for pets)

### **Does the tenant continue paying rent while they are displaced?**

Yes, the tenant remains responsible for paying the rent that is due to the landlord during the period of displacement.

### **How are the relocation benefits made available to the tenants?**

The temporary housing shall be provided immediately upon service of any governmental order or notice to vacate. If the tenant is not required to vacate immediately, temporary housing shall be provided as of the day they vacate the unit. Unless otherwise agreed upon by the landlord and tenant:

- The landlord shall make payment directly to the lodging accommodations and pet accommodations facility.
- All other compensation shall be paid directly to the tenant.

### **How long can a tenant be temporarily displaced?**

The landlord is required to complete the work in the unit within three (3) months of the start of the tenant's displacement unless the landlord can demonstrate a reasonable basis for an extension.

A tenant may request housing comparable to their rental unit once displaced more than thirty (30) days.

### **Can the landlord and tenant agree on a different housing type or benefit than what is required in the municipal code?**

The landlord and tenant may mutually agree on a housing type or benefits other than the housing/benefits required by this section if:

- The agreement is in writing.
- The written agreement is filed with the Rent Stabilization Division.
- Includes a statement in bold letters in at least fourteen-point type (in close proximity to the space reserved for the signature of the tenant) that a copy of Section 17.52.110 of the WHMC was provided to the tenant.



**West Hollywood Rent Stabilization Division**

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