

TENANT RELOCATION ASSISTANCE ORDINANCE (LBMC 8.97) NOTICE TO TENANTS

Effective August 1, 2019, landlords shall provide this information sheet to all existing tenants within 30 days. Upon execution by tenants of leases after August 1, 2019, landlords shall include the following, as its own section, in each new lease or addendum thereto.

Tenant Relocation Payments. You may be eligible to receive relocation payments upon expiration or other termination of your tenancy under this Lease in accordance with Section 8.97 of the Long Beach Municipal Code (LBMC).

Pursuant to LBMC 8.97.030.B, landlords who own any multi-family residential rental housing in buildings consisting of at least four residential housing units are required to pay relocation assistance to tenants in the following cases:

- A tenant receives notice of rent increases totaling 10% or more over any 12 consecutive month period.
- A tenant receives notice to vacate due to landlord rehabilitating tenant's unit.
- A tenant in "good standing" receives notice to vacate for any reason. "Good standing" means that the tenant:
 - Has resided in the unit for one year or more.
 - Is current in payment of rent and not in violation of lease.
 - Has not damaged the unit, interfered with other tenants, or used the property for an unlawful purpose.

Landlords are exempt from relocation assistance requirements in the following cases:

- A landlord owns only one building of exactly four units in the City of Long Beach.
- A landlord occupies a unit in the building as their primary residence.
- A landlord issues a notice to vacate for they or an immediate family member to occupy the vacant unit.
- A landlord is recovering possession to comply with a government order to vacate due to natural disaster.
- The unit is an income-restricted affordable housing unit.
- The unit was built after February 1, 1995.

Relocation payments are required to be equal to two times the citywide average small-area fair market rents published annually by the Housing Authority of the City of Long Beach, up to a maximum of \$4,500 (based on bedroom size).

If a relocation payment is triggered by a tenant leaving due to a receiving a notice of rent increase of 10% or more in a 12 consecutive month period, the tenant must notify the landlord of their intent to stay in the unit at the increased rental rate within 14 days. If tenant does not notify landlord that they will remain, tenant must vacate the unit and the landlord must pay one-half of the required relocation assistance within 24 days of the receipt of the initial notice by the tenant, and the remaining half of the relocation assistance within five days after the tenant moves out.

If the relocation payment is required due to landlord terminating tenancy due to landlord's rehabilitation of the tenant's unit, or in the case of a tenant in good standing being given a notice of non-renewal or notice to vacate by the landlord, the landlord must pay the first half of the required relocation assistance within 10 days of the notice and the remaining half within five days of the tenant moves out.

Notice of Availability of Rent Reporting to Credit Bureaus

Tenants and landlords can utilize rent-reporting services to report timely rent payments to credit bureaus. These services can assist tenants who pay rent on time to build credit history and/or improve their credit score.

Notice of Availability of Renter's Insurance

Renter's insurance policies are available for purchase by renters and can help to protect renters and replace personal belongings in the case of theft, fire, and or water damage. A renter's insurance policy may also cover medical expenses for visitors injured while at your rental unit, and in some cases may cover legal costs.

More information, including the Ordinance, can be found online at: www.longbeach.gov/lbds/hn/tenant-assistance-policies/



This information is available in alternative format by request at (562) 570-3807.
For an electronic version of this document, visit our website at www.longbeach.gov/lbds.

