



## Uniform Residential Tenant Relocation Ordinance

(O.M.C. § 8.22.800 et seq.)

On January 16, 2018, the City of Oakland passed the Uniform Residential Tenant Relocation Ordinance (Ord. No. 13468) to establish a uniform schedule of relocation payments which are now extended to tenants evicted when the property owner or qualifying relative moves into the unit and for other “no-tenant-fault” evictions.

The Uniform Relocation Ordinance (“Ordinance”) requires owners to provide relocation payments to tenants displaced by code compliance activities, owner or relative move-ins, the Ellis Act, and condominium conversions. Except for temporary code compliance displacements, which require the payment of actual temporary housing expenses, the payment amounts set forth in the Ordinance depend on the size of the unit and adjust for inflation annually.

The base payment amounts beginning July 1, 2025, through June 30, 2026, are:

- **\$8,106.68 per studio/one-bedroom unit**
- **\$9,977.45 per two-bedroom unit**
- **\$12,315.92 per three-or-more-bedroom unit**

The base payment amounts beginning July 1, 2026, through June 30, 2027, are:

- **\$8,293.13 per studio/one-bedroom unit**
- **\$10,206.93 per two-bedroom unit**
- **\$12,599.18 per three-or-more-bedroom unit**

Tenant households in rental units that include lower-income, elderly or disabled tenants, and/or minor children are entitled to a single additional relocation payment of two thousand five hundred dollars (\$2,500) per unit from the owner.

Termination notices served after January 25, 2018, for evictions where the new relocation requirement applies must include a statement informing tenants of their right to relocation payments.

Owners are required to provide a copy of their current Business Tax Certificate and a statement informing tenants of the limitations on evictions with any no-fault eviction notice (owner or relative move-in or substantial-repairs evictions.) Thus, owners delinquent on business taxes cannot issue eviction notices on those no-fault eviction grounds (O.M.C. § 8.22.360.)