



Tenant Move-Out Agreement Ordinance

(O.M.C. 8.22.700 et seq.)

Effective May 1, 2018, the Oakland City Council passed the Tenant Move-Out Ordinance (“TMOO”) which affords protections to tenants who are offered move-out agreements by their property owners. These protections apply where a tenant accepts payments in exchange for an agreement to vacate a rental unit protected by the Just Cause for Eviction provisions in Oakland Municipal Code Section 8.22.300. Most rental units are covered by the Just Cause for Eviction provisions, including some units that are not rent-controlled.

Under TMOO, a tenant has the following rights when considering whether to accept a property owner’s move-out offer:

- **The right NOT to enter into a move-out agreement:**
The tenant may refuse any move-out offer and the property owner is prohibited from retaliating for refusing the offer.
- **A twenty-five (25) day right to rescind:**
The tenant may rescind the move-out agreement within twenty-five (25) days after it is fully executed.
- **The right to consult an attorney:**
The tenant has the right to consult with an attorney before deciding whether to accept a move-out offer.

The City of Oakland’s Tenant Relocation Ordinance requires property owners to make relocation payments to their tenants under certain circumstances in which the tenants are displaced or evicted through no fault of their own. Tenants are not required to agree to move out for the amounts set by the Tenant Relocation Ordinance, and any move-out agreement for less than the Tenant Relocation Ordinance amounts is voidable. The base payment amounts set forth in by the Tenant Relocation Ordinance depend on the size of the unit and adjust for inflation annually on August 1st.

The base payment amounts beginning July 1, 2024, through June 30, 2025, are:

- **\$8,042.34 per studio/one-bedroom unit**
- **\$9,898.26 per two-bedroom unit**
- **\$12,218.17 per three-or-more-bedroom unit**

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The 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**

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.

Tenants and property owners with questions about whether a relocation payment might be required by law and what amount is mandatory may contact the Rent Adjustment Program for more information.