

SUMMARY

The Code Compliance Relocation Program

Any residential tenant who is displaced due to actions taken to address violations of City of Oakland building codes may be eligible for relocation benefits from the property owner, pursuant to Oakland Municipal Code Section 15.60.

For more information contact:

City of Oakland
Housing Resource Center

250 Frank H. Ogawa Plaza,
6th Floor
Oakland, CA 94612

www.oaklandca.gov/hcd
510.238.6182

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City of Oakland Code Compliance Relocation Program

Housing Resource Center



City of Oakland Code Compliance Relocation Program

The Code Compliance Relocation Program, Section 15.60 of the Oakland Municipal Code, requires property owners to pay relocation benefits to residential tenants who are required to move, either permanently or temporarily, because their rental unit is not up to code. A tenant may be eligible for relocation benefits if the City has declared the rental unit unsafe for human habitation or if the landlord is seeking to make repairs necessary to bring the rental unit up to code that cannot be made while the unit is occupied. An owner who is requiring a tenant to vacate must comply with all applicable state and local laws regarding evictions. In addition, owners may not require the tenants to vacate until the required relocation payment is made.

If the City is requiring the tenant to vacate for health and safety reasons and the owner refuses to make the required payment, the City may choose to make the payment to the displaced tenant and then place a lien on the property to recover the costs. The City may require the tenant to vacate on shortened notice if the conditions of the property pose an immediate threat to health or safety.

Relocation Benefits:

Permanent Relocation* (the move is for 60 days or longer):

SRO/Studio/1Bedroom	\$ 7,308.37
Two Bedrooms	\$ 8,994.92
Three/more Bedrooms	\$11,103.11

** Relocation benefit amount adjusted annually for inflation on July 1st. Amounts above effective July 1, 2020 – June 30, 2021.*

The following households qualify for an **additional \$2500** in relocation benefits:

- Lower income
- Disabled
- Senior (62 or older)
- Minor children (17 or younger)

Temporary Relocation (the move is less than 60 days): An eligible tenant may recover their actual and reasonable moving expenses and the cost of temporary housing incurred as a result of displacement.

If the city is requiring the tenant to move with less than 30 days notice due to health and safety issues, the tenant is entitled to an additional \$500 payment from owner.

Timing of Payment

Permanent Relocation: The owner must make the payment directly to an eligible tenant at least 10 days before the tenant's expected move date. If the City is requiring the tenant to vacate with less than ten days' advance notice because the conditions of the rental unit represent an immediate threat to health and safety, the owner must make the payment no later than the actual time of move-out.

Temporary Relocation: The owner must make payment within five days after the tenant has submitted reasonable documentation to the owner of their actual or anticipated moving and temporary housing expenses.

Move-Back Option

In addition to these payments, a displaced tenant has the option of moving back into the unit or a comparable unit in the same building when the unit is ready for re-occupancy. The owner must notify a displaced tenant, by certified mail, at least 30 days in advance of the availability of the unit. The displaced tenant must keep the owner informed of their current address while they are displaced and must notify the owner of their intention to move back within seven days of receiving notice of the unit's availability.

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