



FREQUENTLY ASKED QUESTIONS

Who qualifies for relocation assistance?

Tenants who live in rental units located in unincorporated areas of Los Angeles County and subject to the County's Rent Stabilization and Tenant Protections Ordinance (RSTPO) qualify for relocation assistance.

What is relocation assistance and when does it need to be provided to tenants?

Landlords are required to pay relocation assistance when tenants are permanently or temporarily displaced from their rental unit through no fault of their own. Relocation assistance are benefits in the form of monetary payments, comparable accommodations, and/or the services of a relocation specialist– all provided to affected tenant(s) at the landlord's expense.

Who are relocation specialists and what services do they provide?

Relocation specialists are individuals/companies hired by the landlord, at the landlord's expense, to assist a tenant with relocation services. The relocation specialist should have experience with providing relocation assistance in Los Angeles County (County) and should provide the following services:

- Discuss the tenant's housing needs
- Assist tenant(s) with getting their relocation payment
- Assist tenant(s) with searching for a new rental unit and completing rental applications
- Provide tenant(s) with ongoing advisory services to minimize any hardship due to relocation

The landlord is responsible for providing information about the relocation specialist to the Department of Consumer and Business Affairs (DCBA) and the tenant(s).

What does it mean to be permanently or temporarily displaced?

- A tenant is **permanently displaced** if they are evicted for a No-Fault reasons listed in Section 8.52.090 of the County Code, such as:
 - A landlord or landlord family member move-in
 - Withdrawal of the unit from rental market (Ellis Act)
 - A government agency or court order
- A tenant is **temporarily displaced** if they must leave their unit for one of the following reasons until the issue is resolved:
 - Necessary repairs
 - Rehabilitation (major upgrades/repairs that increase value to the property)
 - Health and safety violations



Do tenants still pay rent while they are temporarily displaced?

Yes, tenants may be required to continue paying their rent as normal. If tenants feel there should be a reduction in rent due to habitability issues with the rental unit, tenants may file an Application for Adjustment with DCBA. Please contact us at (800) 593-8222 to learn more.

What relocation assistance do temporarily displaced tenants receive?

- Tenants who are temporarily displaced for **30 days or less** must be provided a per-diem (an allowance or payment made for each day).
- Tenants who are temporarily displaced for **31 days or more** must be provided either a per-diem or comparable accommodations to their unit, if available.

The current per-diem rate is **\$202** per night (including taxes), plus an additional **\$74** per adult and **\$37** per child, 12 years and under, for meals and incidentals. This rate is based on the [Federal General Services Administration](#) per diem rate for lodging in Los Angeles County.

How much relocation assistance do permanently displaced tenants receive?

Permanent relocation assistance is based on the number of bedrooms being rented and not the number of tenants in the unit. However, if there is a Qualified or Lower-Income tenant in the household, landlords must pay the Qualified or Lower-Income relocation assistance amount.

LA County Permanent Relocation Assistance Amounts					
TYPE	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Standard	\$7,654	\$8,662	\$10,797	\$13,115	\$14,759
Seniors, Minors, Terminally ill, Persons w/ Disabilities	\$9,272	\$10,675	\$13,359	\$16,043	\$17,995
Lower-Income Household	\$10,980	\$12,688	\$15,921	\$18,971	\$21,411

Who is considered a Qualified or Lower-Income tenant?

Tenants who are sixty-two (62) years of age or older, persons with disabilities, terminally ill, or households with children under the age of eighteen (18) are considered Qualified tenants. Lower-Income tenants are defined by the [California Health and Safety Code Section 50079.5](#).


**When should tenants receive the relocation assistance payment?**

For permanent displacements, landlords must provide tenants a direct payment or access to the relocation assistance in an established escrow account at the same time a notice of termination of tenancy is served to the tenant for a No-Fault eviction. Landlords must make direct payments to tenants for temporary displacements prior to the displacement, unless otherwise agreed upon between the landlord and tenant.

What happens if there is a disagreement about the amount of relocation assistance the tenant is eligible for?

Contact the Department of Consumer & Business Affairs Rent Stabilization Program for further assistance.

Questions?

 (800) 593-8222

 RSUEnforcement@dca.lacounty.gov

 320 West Temple Street Room G-10
Los Angeles, California 90012
Attention: Rent Stabilization Program

Disclaimer: This is a brief summary of information related to the Los Angeles County Rent Stabilization and Tenant Protection Ordinance (RSTPO). It is not legal advice. Readers should consult an attorney for advice on how the RSTPO applies in their case. Laws and guidelines are frequently amended. DCBA recommends that readers verify information against the current RSTPO in the event that any new changes are not yet reflected in this bulletin.