



TENANT RELOCATION ASSISTANCE FOR NO-FAULT EVICTIONS
(Palo Alto Municipal Code Sections [9.68.050](#) & [9.68.060](#))
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INTRODUCTION

Landlords in Palo Alto must provide renters with financial assistance, referred to as Tenant Relocation Assistance (TRA), if the landlord initiates an eligible no-fault eviction of the renter. Both landlords and renters are advised to review **Palo Alto Municipal Code (PAMC) Chapter 9.68** in full to understand various renter eligibility requirements and landlord obligations. **PAMC Section [9.68.020](#)** defines no-fault evictions and related terms. The amount of TRA that a renter may be eligible to receive varies depending upon the total number of rental units on the property, as detailed in **PAMC Sections [9.68.050](#) and [9.68.060](#)**, and summarized below.

This document, updated annually, is published on the City of Palo Alto’s website on or before July 1st of each year. Please refer to the City of Palo Alto’s [Renter Protection Policy Development Webpage](#) for more information.

PAMC SECTION [9.68.050](#): TENANT RELOCATION ASSISTANCE FOR RENTERS EXPERIENCING NO-FAULT EVICTIONS FROM PROPERTIES WITH FEWER THAN 10 RENTAL UNITS

PAMC Section 9.68.050 applies to no-fault evictions on properties with fewer than 10 rental units. It also applies to properties with 10 or more rental units if the amount of TRA provided under this code section would be greater than that received under **PAMC Section [9.68.060](#)**.

Under **PAMC Section [9.68.050](#)**, landlords are required to provide TRA by either waiving in writing the payment of rent for the final month of the tenancy, or by providing a direct payment to the renter. If a landlord elects to waive the last month’s rent, this must be done before the rent becomes due. The direct payment amount should equal to one month of the renter’s rent that was in effect when the landlord issued the notice to terminate the tenancy.

In either case, the landlord shall notify the renter of the renter’s right to TRA or a rent waiver. Any TRA shall be provided within 15 calendar days of service of the notice. The relocation assistance or rent waiver required by this section shall be credited against any other relocation assistance required by any other law.

PAMC SECTION [9.68.060](#): TENANT RELOCATION ASSISTANCE AMOUNTS FOR RENTERS EXPERIENCING NO-FAULT EVICTIONS FROM PROPERTIES WITH 10 RENTAL UNITS OR MORE

PAMC Section [9.68.060](#) applies to qualifying evictions on properties with 10 or more rental units unless the rental assistance provided under **PAMC Section [9.68.050](#)** would be greater. For qualifying no-fault evictions, the landlord must provide written notice of his or her intent to seek an eviction to the renter and describe in writing the rights detailed in **PAMC [9.68.060](#)**.

Under **PAMC 9.68.060**, the amount of TRA a landlord is required to provide is based on the number of bedrooms in the rental unit in question. Landlords are also required to provide an additional relocation payment if the rental unit is occupied by one or more the following:

- a low-income household (as defined in [Chapter 16.65](#));
- a renter who is 60 years of age or older;
- a renter who is disabled within the meaning of Government Code Section 12955.3;
- or a renter who is a minor.

The total amount of the additional relocation payment is the same regardless of how many of the above circumstances may be true. A qualifying renter must provide written notice to the landlord of his or her eligibility along with supporting evidence within 15 days of receiving the landlord's notice of intent to evict. The entirety of this additional payment shall be paid within 15 days of the renter's written notice to the landlord.

Per **PAMC Section 9.68.060**, the total amounts of the base and additional assistance payments are adjusted annually. This adjustment is based on the Consumer Price Index (CPI) increase in the "rent of primary residence" expenditure category for all urban consumers in the San Francisco-Oakland-Hayward region for the preceding calendar year.

Table 1 below provides a summary of the annual TRA adjustments since the code was originally adopted in 2018. The rightmost column shows the current amounts for 2024, highlighted in green. Updated TRA amounts required by **PAMC Section 9.68.060** become effective on July 1st of each year.

Table 1: Tenant Relocation Assistance Amount Calculations Per PAMC Section 9.68.060 by Year

Number of Bedrooms	2018	2019	2020	2021	2022	2023	2024
0 Bedrooms	\$7,000	\$7,311.83	\$7,598.89	\$7,611.85	\$7,620.86	\$7,971.16	\$8,203.45
1 Bedroom	\$9,000	\$9,400.93	\$9,770.00	\$9,786.67	\$9,798.26	\$10,248.65	\$10,547.31
2 Bedrooms	\$13,000	\$13,579.12	\$14,112.23	\$14,136.31	\$14,153.05	\$14,803.61	\$15,235.00
3 or More Bedrooms	\$17,000	\$17,757.31	\$18,454.45	\$18,485.94	\$18,507.83	\$19,358.57	\$19,922.69
Additional Relocation Payment*	\$3,000	\$3,133.64	\$3,256.66	\$3,262.22	\$3,266.08	\$3,416.21	\$3,515.76

* If applicable based on PAMC 9.68.060 (b)

The TRA amounts required under this section are based upon the date of the eviction, not of the date of the landlord's notification of intent to evict. A landlord may request a waiver or adjustment of TRA required by law only upon a showing that strict application of its requirements would effectuate an unconstitutional taking of property or otherwise have an unconstitutional application to the property.

OTHER USEFUL RESOURCES FOR LANDLORDS & TENANTS

The City's Office of Human Services also maintains a [Tenant & Landlord Resources Webpage](#) which may help landlords better understand their roles and responsibilities related to evictions while also providing renters impacted by eviction with further resources and support. Renters who are served a notice of eviction and/or experience eviction are encouraged to review the [California Courts Self-Help Site for Evictions](#). The City's [Affordable Housing Webpage](#) may be useful to those currently seeking housing.