

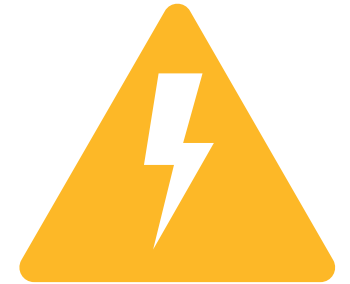
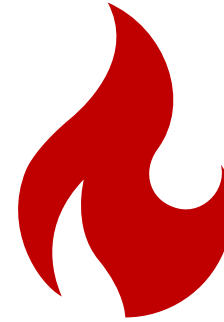
# Tenant Relocation Ordinance

Takoma Park City Council  
July 19, 2023



# BACKGROUND CONTEXT

- 2 recent building fires (7710 Maple Avenue/8306 Roanoke) led to a staff review of City ordinances and policies around displacement.
- The ordinance proposes building off Montgomery County's provisions for displaced tenants (Section 29-35B)
- The aim of the ordinance is to provide clear expectations for landlords and ensure tenants are not left without housing after a fire or other event.



# CHAPTER 6.36 (UNSAFE BUILDINGS-PUBLIC NUISANCE ABATEMENT) CHANGES

- Removes current displacement language from this chapter in favor of moving displacement language to Chapter 6.16 (Landlord-Tenant Relations)



# CHAPTER 6.16 (LANDLORD-TENANT RELATIONS) CHANGES

- New Section: 6.16.180 (Tenant displacement and relocation expenses)
- Ensures it is the responsibility of the landlord to provide immediate housing after a condemnation
- **Goal: Ensure tenants are housed but give property owner time to understand next steps and work with insurance**





# CHAPTER 6.16 (LANDLORD-TENANT RELATIONS) CHANGES

- Two Types of Tenants: Permanent Displaced and Temporarily Displaced
- Landlord has 7 days to provide the payment
- An alternative payment is allowed (must be in writing and signed by both parties)
- The HCD Director can waive the relocation payment

**Temporarily Displaced**  
(Displacement is <30), *Landlord Must:*

1. Cover Lodging and Storage
2. Moving Costs

**Permanently Displaced**  
(Displacement is >30), *Landlord Must:*

1. Pay Security Deposit
2. Pay 2 months rent



# CHAPTER 6.16 (LANDLORD-TENANT RELATIONS) CHANGES

- Tenant has Right to Reoccupy once a unit has been completed
- In cases where a landlord will not cover costs, City is allowed to cover the costs and then charge the landlord.
- The City Manager is empowered to waive requirements at their discretion





# Question/Answer & Discussion