

Tenant Relocation Ordinance

Takoma Park City Council
July 26, 2023



CHAPTER 6.16 (LANDLORD-TENANT RELATIONS) CHANGES

- Removes old language from Chapter 6.36
- 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)

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



JULY 19TH WORK SESSION

- Additional language to clarify landlords can require tenants to use their renter's insurance first
- Tenants would pay pro-rated rent (not including days they were displaced)
- Allowance for some public comment



NEXT STEPS/RECOMMENDATION

- Approve first reading of the ordinance
- Staff will post the ordinance online for review
- Emails to landlords and tenant groups, notice in Takoma Park insider.



An aerial photograph of a university campus, showing several large, multi-story brick and tan buildings, a parking lot with many cars, and a road with a yellow school bus. The scene is surrounded by green trees. A semi-transparent white rectangular overlay is centered on the image, containing the text 'Question/Answer & Discussion' in a bold, dark blue font.

Question/Answer & Discussion