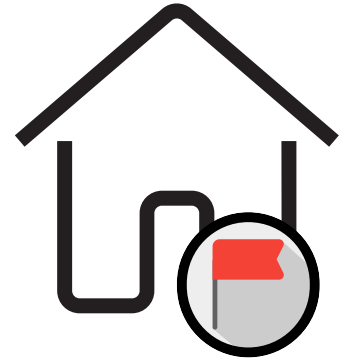


TENANT DISPLACEMENT

City of Takoma Park Fact Sheet

What is Tenant Displacement?

Tenant displacement is when a tenant has to vacate their rental due to the rental unit being condemned as unfit for human habitation. A tenant can either be temporarily displaced (the unit will be condemned for less than 30 days) or permanently displaced (the unit will be condemned for 30 or more days).



What Else to Know:

Relocation:

- Landlords are required to determine and make a relocation payment within 7 days of the condemnation.
- For the period between the condemnation and the payment, the landlord is required to ensure the tenant has adequate housing.

For Permanently Displaced Tenants Landlord MUST:

- Return tenant's security deposit with accumulated interest
- Pay the tenant 2 months' rent that was under the lease at the time of relocation.

For Temporarily Displaced Tenants Landlord MUST:

- Find alternative housing for the tenant during the time of displacement
- Find storage for tenant's belongings during the displacement period
- Pay for any of the tenant's housing-related costs
- Pay the costs to move the tenant back to their original rental unit

Renters Insurance:

- Landlord may require tenant to use their renter's insurance to cover the cost of the displacement before their payment and are allowed to require renter's insurance as part of their lease.
- If the tenant does not have renter's insurance, the landlord is responsible to cover the cost.

Potential Exceptions:

- The landlord can request a waiver of these requirements in cases such as natural disaster or tenant responsibility. These waivers are granted by the City Manager on a case by case basis.



Questions? Contact the Housing Division at
Housing@TakomaparkMD.gov or 301-891-7222