

NOTICE OF TENANT RELOCATION ASSISTANCE AND STATEMENT OF RIGHTS
FOR NO FAULT TERMINATION OF NON-RENT CONTROLLED TENANCY

OR

AFTER RELINQUISHMENT OF TENANCY PURSUANT TO SANTA MONICA MUNICIPAL
CODE SECTION 4.36.020(a)(4), (a)(5), and (a)(6)

TENANT: _____

ADDRESS: _____

This notice is required by Santa Monica Municipal Code Chapter 4.36 (the Tenant Relocation Assistance Ordinance).

Your tenancy is being terminated for the following reasons:

- ☐ The landlord seeks to recover possession of your non-rent controlled rental unit pursuant to City Charter Section 2304(a)(8) (owner-occupancy).
- ☐ Your landlord seeks to recover possession of your non-rent controlled rental unit pursuant to City Charter Section 2304(a)(9) (withdrawal of all rental-units in a building or structures on a parcel of land from the rental market).
- ☐ You have given a notice of relinquishment of tenancy to your landlord within 120 days of receiving a notice of rent increase for a duplex or triplex that is exempt from Santa Monica Rent Control Law control due to the owner occupying one of the units on the property, and the notice of rent increase exceeded the sum of any increase that would be permitted if the unit were not exempt from the Rent Control Law.
- ☐ You have given your landlord a notice of relinquishment of tenancy following a period of temporary tenant relocation that has lasted for at least six months.

The following tenants of your rental unit are jointly entitled to the Tenant Relocation Fee:

If you believe this list of tenants is incorrect for any reason, you should immediately notify your landlord in writing.

Effective July 1, 2026, the Tenant Relocation Fee for tenants whose households do not include a senior, person with disabilities, or minor child are as follows:

Bachelor or Single Unit:	\$20,500
One Bedroom Unit:	\$28,300
Two or More Bedrooms:	\$39,350

Effective July 1, 2026, the Tenant Relocation Fee for tenants whose households include a senior, person with disabilities, or minor child are as follows:

Bachelor or Single Unit:	\$21,450
One Bedroom Unit:	\$30,200
Two or More Bedrooms:	\$41,900

The Tenant Relocation Fee in the amount of \$_____ has been deposited at the following location:

Name of institution: _____

Address: _____

Telephone: _____

Account Number: _____

Type of Account: _____

Or:

- ☐ Instead of providing the Tenant Relocation Fee, the landlord will relocate you to a comparable rental unit satisfactory to you, and will pay your actual costs of relocation.

The landlord has:

- ☐ Paid \$250 per unit to the City of Santa Monica to be used for counseling or other assistance to displaced tenants. Questions about counseling of displaced tenants may be directed to City of Santa Monica Housing and Human Services Division at (310) 458-8743.

(or)

- ☐ Agreed to provide relocation assistance, pursuant to a Displacement Plan which has been approved by the City of Santa Monica. A copy of the approved Displacement Plan is attached. Questions about the Displacement Plan may be directed to the City of Santa Monica Housing and Human Services Division at (310) 458-8743.

Any questions concerning this Notice may be addressed to your landlord as follows:

Landlord: _____

Address: _____

Telephone: _____

Email: _____

You have the following rights under the Tenant Relocation Assistance Ordinance:

Who Is Entitled to Assistance

A tenant is entitled to receive Tenant Relocation Assistance if:

- The tenant receives a notice to terminate tenancy because:
 - The landlord seeks to withdraw all rental units from the rental market as provided in City Charter Section 2304(a)(9) or Government Code Section 7060 et seq. (Ellis Act);
 - The landlord seeks to recover possession of your rental unit pursuant to City Charter Section 1806(a)(8) or 2304(a)(8) (owner-occupancy); or
 - The landlord seeks to recover possession of your rental unit pursuant to City Charter Section 1806(a)(9) (demolition or removal of unit after obtaining necessary permits);
- The tenant has given a timely notice of relinquishment of tenancy because:
 - The tenant received a notice of rent increase for a duplex or triplex that is exempt from Santa Monica Rent Control Law control due to the owner occupying one of the units, and the notice of rent increase exceeded the sum of any increase that would be permitted if the unit were not exempt from the rent control law; or
 - The tenant has been temporarily relocated for at least six months.
- The Code Enforcement Manager has ordered the landlord to pay a Tenant Relocation Fee based on a determination that the tenant was compelled to vacate as a result of unlawful harassment, interruption of services, or illegal lockout.
- The Building Officer has ordered the landlord to pay a Tenant Relocation Fee based on a determination that the rental housing unit is not habitable and cannot be made habitable or based on the tenant's election to relinquish a tenancy in a rental housing unit that is not permitted for residential use and cannot or will not be permitted for residential use.

Amounts of Relocation Fee

The amount of the relocation fee is based upon the size of a rental unit and not the number of tenants in the unit.

For most tenants, as of July 1, 2026, the amount of the relocation fee shall be:

Bachelor or Single Unit	\$20,500
One Bedroom	\$28,300
Two or More Bedrooms	\$39,350

However, effective July 1, 2026, if the tenants are senior, disabled, or have minor children, the amount of the relocation fee shall be:

Bachelor or Single Unit	\$21,450
One Bedroom	\$30,200
Two or More Bedrooms	\$41,900

The amount of the relocation fee shall be reduced by \$250 if the landlord provided substantial furnishings in each occupied room of the rental unit.

Payment to Displaced Tenants

Within two (2) working days after a tenant vacates a unit, the landlord shall deliver written instructions to the escrow holder to distribute the relocation fee to the tenants of the unit within three (3) working days of receipt of the instructions.

If a tenant needs all or a portion of the relocation fee to cover moving expenses or deposits to the tenant's new housing provider, they should contact their landlord to instruct the escrow officer to make the check payable to the moving company or new housing provider. Within two (2) working days of a written request by the tenant, the landlord shall deliver written instructions to the escrow holder to distribute all or a portion of the relocation fee to the third party who is providing moving services or housing to the tenant. The payment shall be made within three (3) working days. Any remaining portion of the relocation fee shall be distributed after the tenant has vacated the unit.

If only one tenant is displaced in a rental unit, that tenant shall receive the entire relocation fee. If two or more tenants are displaced in a rental unit, the relocation fee shall be made payable to all displaced tenants jointly. The tenants shall be responsible for dividing the relocation fee.

If the landlord is required to commence a legal action to evict the tenants from a rental unit, the landlord may instruct the escrow holder to withhold from distribution to the displaced tenants the amount of any unsatisfied monetary judgment entered by the court in favor of the landlord.

Actual Relocation Instead of Payment of a Relocation Fee

A landlord may relocate a displaced tenant into comparable housing which is satisfactory to a tenant, in which case a landlord shall only be required to pay the actual cost of relocating the tenant, such as moving expenses and deposits. A unit shall be comparable in size, price, location, proximity to medical and recreational

facilities, parks, community centers, shops, transportation, schools, churches and synagogues, amenities and, if desired, location within the City of Santa Monica. A tenant shall not unreasonably withhold approval of a comparable replacement unit.

Enforcement

In any eviction action for one of the reasons set forth in Santa Monica Municipal Code Section 4.36.020, the landlord shall allege compliance with the Tenant Relocation Assistance Ordinance.

Any landlord who fails to comply with the Tenant Relocation Assistance Ordinance shall be liable to the tenant for the amount of the relocation fee, a civil penalty of \$500.00, and reasonable attorney's fees and costs. A court may also award punitive damages.

A violation of the Tenant Relocation Assistance Ordinance shall be a misdemeanor.

A tenant may not waive the provisions of the Tenant Relocation Assistance Ordinance.

If you have any complaints regarding compliance with the Tenant Relocation Assistance Ordinance you should contact the Santa Monica Rent Control Agency at (310) 458-8751.