



Tenant Protection Fact Sheet

Effective Nov. 1, 2004, Chapter 9.75 titled "Tenant Protection" has been added to the City of Pasadena Municipal Code (Public Peace, Morals and Welfare). The new Ordinance provides the following:

Multi-lingual Landlord/Tenant Information Sheet (9.75.050)

Landlords are required to provide this fact sheet to all current tenants.

Relocation Allowance - Demolition, Government Order to Vacate, Permanent Removal of Unit from Rental Market (9.75.060)

Landlords are required to pay households in good standing who are at or below 140% of the median income for Los Angeles County a relocation allowance if the tenant is required to leave due to demolition, government order to vacate or permanent removal of a unit from the rental market. The relocation allowance is equal to two (2) months fair market rent as established by the U.S. Department of Housing and Urban Development (HUD). In addition to the relocation allowance, a landlord must also pay the tenant a moving expense allowance in the amount of **\$1,120 for adult households or \$3,364** for households with dependents, disabled or senior members. *Section 9.75.060 does not apply to households above 140% of the median income for Los Angeles County. Single family homes and condominiums are exempt from this provision.*

Temporary Relocation (9.75.070)

Landlords are required to pay a temporary relocation allowance to tenants who are required to relocate temporarily to comply with the housing, health, building and safety laws of the State of California, City of Pasadena or by any government officer or agency. The relocation amount is based on a daily rate equal to two (2) times the daily pro-rata portion of the tenants' rental rate. At the same time a tenant shall not be required to pay rent while temporary housing is required. The landlord/property owner is also required to pay the costs of moving and storage if personal property is required to be moved from the unit. (Landlord may select a storage facility within a five (5) mile radius of the tenant's rental unit.) Temporary relocation shall not be subject to termination of tenancy. Displaced tenants must have the right to reoccupy the unit upon completion of work. If temporary relocation exceeds 120 days, landlords may opt to terminate tenancy but shall pay relocation allowance as mentioned above in section 9.75.060.

Remedies (9.75.080)

Landlords who fail to provide relocation assistance as required shall be liable in a civil action to the tenant for damages in the amount of the relocation fee the landlord has failed to pay. A civil penalty in the amount of five hundred dollars (\$500) and reasonable attorney's fees and costs determined by the court shall also be paid by the landlord. The court may also award punitive damages in a proper case. A tenant and/or the City, may enforce the provisions of this Chapter by means of a civil action.

Disabled Person - Any person receiving benefits from a federal, state, or local government, or from a private entity on account of a permanent disability that prevents the person from engaging in regular, full-time employment.

Displaced Tenant - Any tenant who vacates a rental unit in the City for any reasons in Section 9.750.060.

Landlord - Any owner, lessor, sublessor, or any other person entitled to receive rent for the use and occupancy of a rental housing unit, or any agent, representative or successor of any of the foregoing.

Dependent/Minor Child- Any person younger than 18 years old.

Senior - Any person 62 years of age and older

Tenant- Any tenant, subtenant, lessee, sublessee, or any other person occupying a rental housing unit pursuant to a rental housing agreement.

Rev. 07/01/2010



Tenant Protection Ordinance (Continued)



CONDOMINIUM CONVERSION

Chapter 16.46 of the Pasadena Municipal Code, entitled “Standards for Conversion Projects” applies to all tenancies terminated due to condominium conversion and has been amended to include:

- *Relocation allowance.* Landlords are required to pay households at or below 140% of the area median income two (2) months fair market rent as established by HUD for a rental unit of similar size. Households above 140% of the median income are eligible for a relocation allowance in the amount of **\$1,775 per rental unit as of July 1, 2009. (Adjusted annually using the CPI for the 12-month period ending 3/1/09)**
- *Moving expense allowance.* Landlords are also required to pay households at or below 140% of the median income a moving allowance of **\$1,120 for adult households or \$3,364** for households with minor dependents, disabled persons or senior members.
- *Relocation counseling,* information assistance and referrals shall be available to all tenants affected by condominium conversions. It is the City’s intent that assistance should help displaced tenants locate and obtain decent, safe, sanitary and affordable housing.
- *Tenants shall receive notices* by mail or personal delivery. Proof of notices shall be provided to the City of Pasadena by affidavit or declaration, including a copy of the notice served, and a list of the tenants’ names and apartment number each occupies. Such proof will be part of the application for conversion.
- *Displaced tenants* shall be given the exclusive right to purchase a unit within a period of not less than 90 days from the date of issuance of the subdivision public report. If the tenant does not wish to purchase, tenant will have at least 180 days from date of approval of conversion to find substitute housing and to relocate. Households that consist of tenants who are disabled, seniors or have minor children are allowed additional time not to exceed six (6) months. In addition, tenants with minor children who have not moved after the 180 days due to the school year shall not be forced to move until completion of that school year.
- *Tenants have the right to terminate* their lease/rental agreement without penalty after receiving notification of “Intent to Convert” from subdivider.
- *Remedies* - Landlords who fail to provide relocation assistance as required shall be liable in a civil action to the tenant for damages in the amount of the relocation fee the landlord has failed to pay. A civil penalty in the amount of five hundred dollars (\$500) and reasonable attorney’s fees and costs determined by the court shall also be paid by the landlord. The court may also award punitive damages in a proper case. A tenant and/or City, may enforce the provisions of this Chapter by means of a civil action.

For more information please contact:

CITY OF PASADENA	HOUSING RIGHTS CENTER
HOUSING DEPARTMENT	PASADENA OFFICE
649 N. FAIR OAKS AVE	1020 N FAIR OAKS AVE
SUITE 202	(JACKIE ROBINSON CENTER)
PASADENA, CA 91103	PASADENA, CA 91103
(626) 744-8300	(626) 791-0211
WWW.CITYOFPASADENA.NET	WWW.HRC-LA.ORG

**HUD Fair Market Rents
(2010)**

0 Bedroom	\$943
1 Bedroom	\$1,137
2 Bedroom	\$1,420
3 Bedroom	\$1,907
4 Bedroom	\$2,295

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