



# Substantial Remodel: Tenant Relocation Overview

Summary of relocation requirements when a tenant must temporarily vacate to allow substantial renovation work to be completed.

## 1. When does this apply?

Applies when substantial renovation work requires tenants to temporarily vacate.

## 2. Relocation assistance – State baseline and local proposal

### STATE LAW (TENANT PROTECTION ACT)

Landlord must either pay one (1) month's rent or waive the final month's rent.

### PROPOSED NOVATO ORDINANCE

Relocation assistance and related requirements would be provided under the City's ordinance framework below.

## 3. During displacement – Tenant chooses one option

### PROPOSED NOVATO ORDINANCE

1. **Continue paying rent:** \$250 per day per household (lodging) + \$50 per day per occupant (meals).
2. **Suspend rent:** Monthly rent differential payment.
3. **Permanently vacate:** Permanent relocation assistance plus documented moving costs.

## 4. If displacement lasts 180 days or more

### PROPOSED NOVATO ORDINANCE

If a tenant has not elected to permanently vacate and remains displaced for 180+ consecutive days, permanent relocation assistance would be required.

## 5. Right to return

### PROPOSED NOVATO ORDINANCE

Tenants who do not permanently relocate would have the right to return at the prior lawful rent.