

# Mandatory Relocation Assistance

Renters in Portland may have the right to relocation assistance payments from their landlord if they have to move due to no fault of their own, their rent is increasing significantly, or there is a substantial change to their lease terms.



## When is a Renter Eligible for Relocation Assistance?

- Renter must live within Portland city limits
- Renter does not live with their landlord
- Tenancy is not week-to-week
- Does not apply to for-cause terminations

## How Much Are Payments?

Studio / Single-Room Occupancy	\$2,900
1 Bedroom	\$3,300
2 Bedrooms	\$4,200
3+ Bedrooms	\$4,500

## Key Definitions

A **landlord** is anyone who holds a rental agreement with a tenant—this could be a large company that owns multiple apartment buildings, or a person who rents out a room in their house. Different rules apply to different types of landlords.

A **tenant** is a person who has entered into a rental agreement with a landlord, for the right to possess a property.

A **rental or lease agreement** is a verbal or written agreement between a landlord and tenant. It can include the terms and conditions about the use of the rental unit, as well as the amount of rent, date rent is due, and to whom and where rent is paid. Agreements can be on a month-to-month (no end date) or fixed-term (specific time period) basis.

A **90-day written notification** is required for all rent increase or termination notices.

## LANDLORD EXEMPTIONS

Additional stipulations and process steps may apply, such as **submitting an application and receiving an Acknowledgement Letter prior to renting. Review the Administrative Rules or call the Rental Services Office for more information.**

- 01 Week-to week-tenancies
- 02 Tenants that occupy same dwelling unit as their landlord
- 03 Tenants that occupy the same duplex as their landlord
- 04 A dwelling unit on a property with an Accessory Dwelling Unit or the Accessory Dwelling Unit itself, where the landlord and tenant both live on-site
- 05 A landlord that temporarily rents out their principal residence for no more than 3 years
- 06 A landlord that temporarily rents out their principal residence due to active duty military service
- 07 A dwelling unit where the landlord is terminating the Rental Agreement in order for an immediate family member to occupy the dwelling unit
- 08 A dwelling unit regulated or certified as affordable housing by federal, state or local government is exempt from paying relocation assistance for a rent increase of 10 percent or more within a rolling 12-month period if it is a result of a change in program eligibility and requirements or otherwise does not increase the tenant’s portion of the rent payment by 10 percent or more
- 09 A dwelling unit that is acquired for public use through eminent domain law and subject to the Uniform Relocation Assistance and Real Property Acquisition Act of 1970
- 10 A dwelling unit rendered immediately uninhabitable not due to the action or inaction of a landlord or tenant
- 11 A dwelling unit rented for less than 6 months with appropriate verification of the submission of a demolition permit prior to the tenant renting the dwelling unit
- 12 A dwelling unit where the landlord has provided a fixed term tenancy and notified the tenant in writing prior to occupancy, of the landlord’s intent to sell or permanently convert the dwelling unit to a use other than as a rental unit

*Note: City obligations and exemptions are separate and in addition to state obligations.*

## Have Questions?

If you are a landlord or tenant with questions or concerns about the relocation assistance ordinance, or seeking general guidance, contact Portland Housing Bureau’s Rental Services Office. Call, email, or stop by during helpdesk hours:

### Rental Services Office Helpdesk

- PHONE** 503-823-1303
- EMAIL** [rentalservices@portlandoregon.gov](mailto:rentalservices@portlandoregon.gov)
- ONLINE** [portland.gov/rso](http://portland.gov/rso)
- WALK-IN** 1900 SW 4th Ave, Suite 7007  
Portland, Oregon 97201
- HOURS** Mondays, Wednesdays & Fridays  
9-11:00AM and 1-4:00PM

*Staff at the Rental Services Office will provide information about city laws and policy, and referrals to other resources and information. However, they cannot offer legal advice or tell a person what to do in a situation.*

## Administrative Rules

Full Administrative Rules for Portland City Code 30.01.087 can be found at: [portland.gov/rso/relocation-assistance](http://portland.gov/rso/relocation-assistance)

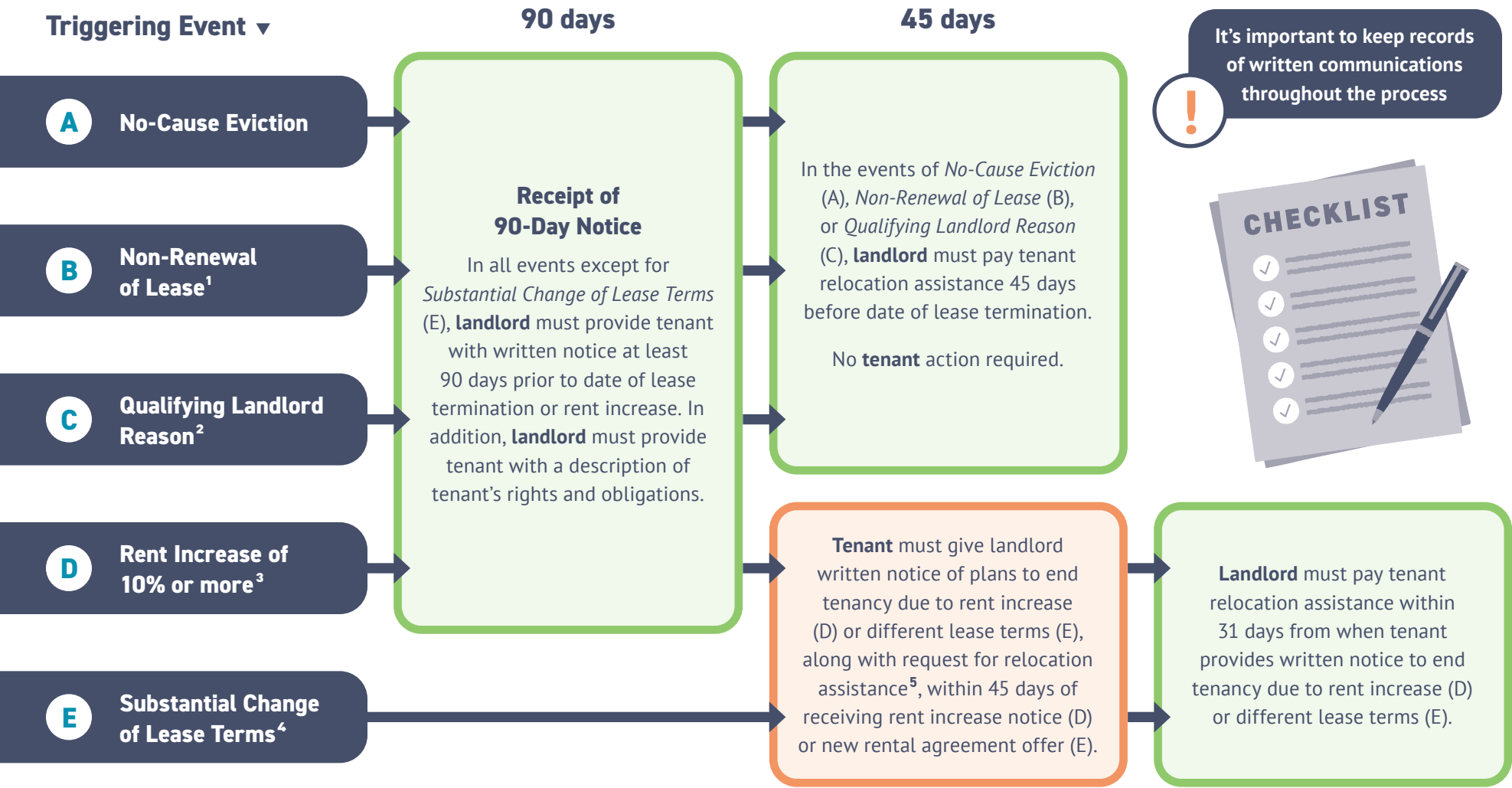


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**!** *This area of the law may change frequently, and different rules apply to different types of landlords, dwelling units, and living situations.*

# When is a Landlord Required to Pay Relocation Assistance?

Landlord exemptions may apply.



## Notes

- ! Mandatory relocation assistance does not apply to for-cause terminations.
- ! Accepting relocation assistance requires tenant to move out or return the funds.
- ! All landlord and tenant notifications should be provided in writing, which means a letter that is either given to the landlord or tenant in person, or sent by first-class mail—not by certified or registered mail. As of January 1st, 2024, notifications can also be sent by electronic means if allowed under a written rental agreement (ORS 90.155).

## LANDLORD INFO

### Additional Requirement

Landlords are required to notify PHB of all relocation assistance payments within 30 days of making a payment. Complete the notice of relocation payment form at [portland.gov/rso/relocation-assistance](http://portland.gov/rso/relocation-assistance).

### Steps to Relocation Exemption

1. Review Admin Rules for exemption criteria (see back)
2. File required Relocation Exemption Application form with PHB
3. Receive Acknowledgment Letter from PHB
4. Provide copy of Acknowledgement Letter to tenant *prior to* one of the triggering events

### To Apply for Relocation Exemption

Complete the form online or download a PDF at [portland.gov/rso/relocation-assistance](http://portland.gov/rso/relocation-assistance).

## Failure to Comply

A landlord that fails to comply is liable to tenant for an amount up to 3 times the monthly rent, as well as actual damages, relocation assistance, and reasonable attorney fees and costs.

<sup>1</sup> If your lease automatically rolls over to a month-to-month at expiration, you are not eligible for relocation assistance unless your landlord gives you a notice of rent increase, terminates your rental agreement, or substantially changes your lease terms.

<sup>2</sup> One of four landlord-based reasons, as defined in SB608

<sup>3</sup> The maximum amount a landlord can legally increase your rent is regulated by state law. If an increase is under the maximum amount, but still 10% or more within a rolling 12-month period, you have the option to request relocation assistance.

<sup>4</sup> Substantial change refers to terms outside of an increase in rent or associated housing costs

<sup>5</sup> Requesting relocation assistance is a different action than your written notice to terminate and move out.