

Just Cause Community Profiles

	Chicago (proposed)	Portland/OR	San Diego	Washington D.C.	Seattle
Just Cause to Evict/Non-Renew	<ul style="list-style-type: none"> A. Rent nonpayment B. Material non-compliance C. Refusal to Renew D. Occupancy by Owner/Relative E. Condo Conversion F. Significant Repairs G. Removal/Demolition of Property 	<ul style="list-style-type: none"> A. 3 written lease violations in 12 months B. Owner/relative occupancy C. Conversion to non-dwelling unit D. Making extensive repairs E. Sold to someone who plans to move in 	<ul style="list-style-type: none"> A. Rent nonpayment B. Material non-compliance C. Refusal to renew D. Nuisance E. Waste as described in California's civil law F. Criminal activity G. Criminal threat H. Sublet in violation of lease I. Refusal to access J. Termination as employee of landlord K. Failure to deliver possession L. Occupancy by owner/relative M. Remove from rental market N. Uninhabitability as cited by local government O. Demo or gut rehab 	<ul style="list-style-type: none"> A. Rent nonpayment B. Material non-compliance C. Owner occupancy D. Criminal activity in unit E. Condo conversion F. Gut rehab for code violations G. Gut rehab for other reasons H. Demo I. Remove from rental market 	<ul style="list-style-type: none"> A. Rent nonpayment B. Owner/relative occupancy C. Substantial rehab D. Demo E. Failure to comply w/ vacate notice F. Selling single family home G. Remove from rental market H. Owner occupies same unit and wishes to not
Just Cause Exemptions	None	Tenancies of fewer than 12 months	Transient & tourist hotels, deed restricted properties,	None	Just causes becomes narrower based on children in

Just Cause Community Profiles

			short-term occupancy, subsidized housing, mobile homes, residential care facilities, educational residence halls, tenant shares kitchen or bathroom w/ landlord, tenant-landlord occupied units, owner-occupied 2-flats,		the unit during the school year, and low to moderate income tenants during winter months
Relocation Assistance Trigger	<p>reasons D, E, F, G: (Occupancy by owner/relative</p> <p>Condo Conversion</p> <p>Significant Repairs</p> <p>Removal/Demolition from Property(</p>	<p>In Portland Only:</p> <p>Reasons C, D, E</p> <p>(Conversion</p> <p>Repairs</p> <p>new owner occupancy)</p> <p>Any lease non-renewal</p> <p>Rent increase of 10% or more</p> <p>Substantial change of lease terms</p> <p>No-cause eviction (i.e.evicted prior to reaching 12 months of tenancy)</p>	<p>Reasons L, M, N, O</p> <p>(Owner/relative occupancy</p> <p>Removal from rental market</p> <p>Uninhabitable</p> <p>Demo or gut rehab)</p>	<p>Reasons E, F, G, H, I</p> <p>(Condo conversion</p> <p>gut rehab for code</p> <p>gut rehab for renovation</p> <p>Demolition</p> <p>removal from rental market)</p>	<p>Reasons C and D</p> <p>(Substantial rehab</p> <p>demolition)</p> <p>Or</p> <p>Rent control removed (i.e. affordable property requirements expire)</p>
ReLo Exemptions	None	<p>Week to week tenancies, occupy unit with landlord; owner-occupied 2 flats, ADU tenants, rental unit is otherwise landlord's primary residence in the last 3 years, landlord renting residence out due to military duty,</p>	<p>Tenants who don't vacate on time get ReLo repossessed</p>	none	<p>Applicable only to low-income renters (low-income not defined)</p>

Just Cause Community Profiles

		occupancy by owner or immediate family member, regulated affordable unit, acquired for public use, inhabitable, rented less than 6 months w/ demo permit in place, fixed-term tenancy where tenant was notified of intent to sell			
ReLo Amounts	<p>5x median monthly rent/bedroom for reasons D, E, F, G</p> <p>Owner-occupied buildings of 6 or fewer units where property is sole rental property: 2x monthly median rent/bedroom for reason D, 3x median monthly rent/bedroom for reason E, F, G; or reduction in rent, rent forgiveness, the waiver of rent, or other mutually agreeable method</p> <p>Nonprofits pay whatever federal, state, or local laws require; or if none, 3x monthly rent</p>	<p>Portland Only:</p> <p>Studio or SRO: \$2900</p> <p>1-bed: \$3300</p> <p>2-bed: \$4200</p> <p>3-bed or larger: \$4500</p>	<p>2x rent</p> <p>3x rent if tenant is elderly or disabled</p> <p>Or waive rent in an amount equal to relocation payment</p>	<p>\$300 per 60sqft room, excluding bathrooms, hallways, pantries, etc.</p> <p>Plus</p> <p>\$150 per 60sqft kitchen, pantry, storage area, and utility area</p>	<p>\$4,486</p> <p>½ paid by landlord, ½ paid by city</p>
Addtl ReLo Fees	Minor child, elderly, or disabled person in household—\$2500	None	None	None	None
ReLo Subsidies	<p>Owner-occupied buildings of 6 or fewer units evicting for reason D may apply for reimbursement from City</p> <p>Owner-occupied buildings evicting for reasons E, F, G may apply for</p>	None	None	None	½ paid by city

Just Cause Community Profiles

	reimbursement up to 1.5 times amount paid				
--	---	--	--	--	--