



TENANT RELOCATION ASSISTANCE FOR NO-FAULT JUST CAUSE EVICTIONS (Palo Alto Municipal Code Sections [9.68.050](#) & [9.68.060](#)) Revision Date: 06/22/2026

INTRODUCTION

Palo Alto landlords must provide renters with financial assistance, referred to as Tenant Relocation Assistance (TRA), if a landlord initiates an eligible no-fault just cause eviction of a renter. Both landlords and renters are advised to review **Palo Alto Municipal Code (PAMC) Chapter 9.68** in full to understand various renter eligibility requirements and landlord obligations. **PAMC Section [9.68.020](#)** defines no-fault just cause evictions. **PAMC Section [9.68.040](#)** explains applicability and protections. The TRA amount varies depending upon the total number of units on a property, as detailed in **PAMC Sections [9.68.050](#) and [9.68.060](#)**.

This document, updated annually, is published on the City of Palo Alto's website on or before July 1st of each year. Please refer to the City of Palo Alto's [Renter Protection Policy Development Webpage](#) for more information.

TENANT RELOCATION ASSISTANCE ON PROPERTIES WITH FEWER THAN 10 RENTAL UNITS

PAMC Section [9.68.050](#) applies to qualifying no-fault just cause evictions on properties with fewer than 10 units. It also applies to properties with 10 or more units if the TRA amount under this section would be greater than that received under **PAMC Section [9.68.060](#)**.

Under **PAMC Section [9.68.050](#)**, the TRA amount is equal to one month's rent in effect at the time of the eviction notice. A landlord can provide TRA by a direct payment to the renter within 15 calendar days of the notice or by written waiver of the final month of rent, if notice is sent prior to when rent is due. Please review **PAMC Section [9.68.050](#)** for further details.

TENANT RELOCATION ASSISTANCE ON PROPERTIES WITH 10 RENTAL UNITS OR MORE

PAMC Section [9.68.060](#) applies to qualifying no-fault just cause evictions on properties with 10 or more units unless the rental assistance provided under **PAMC Section [9.68.050](#)** would be greater.

Under **PAMC Section [9.68.060](#)**, the amount of TRA a landlord is required to provide is based on the number of bedrooms in the rental unit in question. Landlords are also required to provide an additional relocation payment if the unit is occupied by one or more the following:

- a low-income household (as defined in [Chapter 16.65](#));
- a renter who is 60 years of age or older;
- a renter who is disabled within the meaning of Government Code Section 12955.3;
- or a renter who is a minor.

Per **PAMC Section [9.68.060](#)**, the total amounts of the base and additional assistance payments are adjusted annually. This adjustment is based on the Consumer Price Index (CPI) increase in the "rent of primary residence" expenditure category for all urban consumers in the San Francisco-Oakland-Hayward region for the preceding calendar year.



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Table 1 provides a summary of the annual TRA amounts that were in effect since TRA was originally adopted in 2018, as well as the TRA amount for Fiscal Year 2026-2027, highlighted in green. The TRA amounts become effective on July 1 of each year for the following fiscal year as required by **PAMC Section [9.68.060](#)**. One half of the TRA shall be paid at the time that the landlord provides notice of its intent to seek a qualifying eviction; the remainder of the payment shall be paid when that renter vacates the unit.

Please review **PAMC Section [9.68.060](#)** for further details. A landlord may request a waiver or adjustment of TRA upon showing that the strict application of the requirements would effectuate an unconstitutional taking of property or otherwise have an unconstitutional application to the property.

Table 1: Tenant Relocation Assistance Amount Per PAMC Section 9.68.060 by Fiscal Year¹

Number of Bedrooms	2018	2019	2020	2021	2022	2023	2024	2025	2026
0 Bedrooms	\$7,000	\$7,311.83	\$7,598.89	\$7,611.85	\$7,620.86	\$7,971.16	\$8,203.45	\$8,419.31	\$8,562.75
1 Bedroom	\$9,000	\$9,400.93	\$9,770.00	\$9,786.67	\$9,798.26	\$10,248.65	\$10,547.31	\$10,824.84	\$11,009.26
2 Bedrooms	\$13,000	\$13,579.12	\$14,112.23	\$14,136.31	\$14,153.05	\$14,803.61	\$15,235.00	\$15,635.89	\$15,902.27
3 or More Bedrooms	\$17,000	\$17,757.31	\$18,454.45	\$18,485.94	\$18,507.83	\$19,358.57	\$19,922.69	\$20,446.92	\$20,795.28
Additional Relocation Payment ²	\$3,000	\$3,133.64	\$3,256.66	\$3,262.22	\$3,266.08	\$3,416.21	\$3,515.76	\$3,608.27	\$3,669.74

¹ TRA amounts become effective on July 1 of each year for the following fiscal year. For example, the TRA amount for a 2 bedroom unit would be \$15,635.89 on June 30, 2026 and \$15,902.27 between July 1, 2026 and June 30, 2027.

² If applicable based on PAMC 9.68.060(b). A qualifying renter must provide written notice to the landlord of eligibility along with supporting evidence within 15 days of receiving the landlord's notice of intent to evict. The entirety of this additional payment shall be paid within 15 days of the renter's written notice to the landlord.

OTHER USEFUL RESOURCES FOR LANDLORDS & TENANTS

The City's Office of Human Services also maintains a [Tenant & Landlord Resources Webpage](#) which may help landlords better understand their roles and responsibilities related to evictions while also providing renters impacted by an eviction with further resources and support. Renters who receive an eviction notice are encouraged to review the [California Courts Self-Help Site for Evictions](#). The City's [Affordable Housing Webpage](#) may be useful to those currently seeking housing.