

1. **Residential Relocation (Demolition and Land Disturbance Permits)**

- A. The Developer agrees to submit to the County Manager or his designee and the Zoning Administrator evidence of compliance with this condition prior to the issuance of the Demolition and Land Disturbance Permits. Such evidence includes an approved [insert name of project] Relocation Plan, which provides for relocation payments and relocation services to “eligible” tenants displaced by the construction of this Site Plan project. The Developer agrees that evidence of compliance with this condition shall first be reviewed and approved by the County Manager or his designee prior to submission to the Zoning Administrator.
- 1) The [insert name of project] Relocation Plan shall be in accordance with and in a form prescribed by the Arlington County Tenant Relocation Guidelines, adopted by the County Board on [insert date], and as amended from time to time.
 - 2) The [insert name of project] Relocation Plan shall be developed in consultation with County staff and recommendations from the Tenant Landlord Commission.
 - 3) The [insert name of project] Relocation Plan shall be submitted for approval by the County Manager or his designee no later than three (3) months prior to the issuance of the 120-day written notice to vacate.
- B. The developer agrees that tenants who are residents of the existing property at the time the [insert name of project] Relocation Plan is submitted for approval, and who are in compliance with their leases, are considered “eligible” for relocation payments and relocation services.
- C. The developer agrees to provide written notification of ineligibility for relocation payments and relocation services to any tenant who executes a lease after the [insert name of project] Relocation Plan is submitted for approval. The notification and acknowledgement of ineligibility will be provided to the tenant at the time the lease is executed.
- D. All tenants must receive a minimum of 120 days written notice to vacate, including month to month tenants and tenants who execute leases after the [insert name of project] Relocation Plan is submitted for approval. In cases where State law requires 120-day notice to vacate (displacement from multi-family buildings containing four or more units), the 120-day notice shall not be contained in the lease, but shall be a separate writing.
- E. **[Insert if applicable] Tenant Assistance Fund:** The Developer agrees to establish, either through a written agreement with the County or on its own, a Tenant Assistance Fund [TAF] in compliance with the County’s TAF Policy adopted on [insert date], and as amended from time to time.