

California City and County Emergency Protections for Tenants in Response to COVID-19 as of March 31, 2020

Many local governments in California have taken action to provide tenant protections in response to the COVID-19 pandemic. Legislation passed by Cities and Counties as of March 31, 2020 is summarized in the chart below. The chart is illustrative as the situation is fluid and other jurisdictions may have enacted or are in the process of considering legislation. The chart is a summary only, and legislation must be consulted for details.

Jurisdiction	Residential Tenants	Commercial Tenants	Summary of Legislation as of 3/31/20
Alameda County	Yes	No	30-day moratorium (effective March 24) on residential evictions in the unincorporated parts of the county if renters can demonstrate a substantial loss of income as a result of the COVID-19 pandemic.
Berkeley	Yes	Yes	Prohibition on eviction of (i) residential tenants for any reason during the State of Emergency, unless necessary of the health and safety of tenants, neighbors or the landlord, and (ii) residential and commercial tenants that demonstrate an inability to pay as a result of COVID-19. Landlords may seek unpaid rent after expiration of the State of Emergency.
Fresno	Yes	Yes	30-day order (effective March 19) forbidding evictions of residential tenants financially impacted by the COVID-19 outbreak, and commercial tenants whose businesses are closed to reduce the spread of COVID-19. Tenants will have up to six months after the termination of the emergency declaration to pay back-due rent.
Hayward	Yes	No	90-day moratorium (effective March 24) on all residential evictions for tenants who experience COVID-19 related inability to pay rent, and for no-fault evictions unless necessary for the imminent health and safety of tenants, neighbors or the landlord. The legislation also authorized an expansion of landlord-tenant mediation services to help negotiate payment agreements.
City of Los Angeles	Yes	Yes	Moratorium on residential evictions through March 31, 2020 where the tenant can demonstrate economic hardship caused by the COVID-19 pandemic. Residential tenants will have up to six months following the expiration of the local emergency period to repay any back due rent, without late fees. Eligible commercial tenants will have up to three months following expiration of the order to pay missed rent.
Marin County	Yes	Yes	Ban on eviction of both residential and commercial renters throughout the county through May 31, 2020 where the tenant provides notice that it is unable to pay rent due to financial impacts related to COVID-19. Late fees for rent that is delayed due to the health crisis are prohibited. The resolution is silent on the time period in which tenants must repay rent, so presumably landlords may seek unpaid rent immediately after the local declaration of emergency ends.

Jurisdiction	Residential Tenants	Commercial Tenants	Summary of Legislation as of 3/31/20
Oakland	Yes	Yes	Moratorium on eviction of (i) all residential tenants, and (ii) small business tenants unable to pay rent during the coronavirus pandemic, at least until May 31. Rent increases over 3.5% and late fees for rent payments missed on account of the health crisis are also temporarily prohibited.
Palo Alto	Yes	No	Moratorium on residential evictions for non-payment of rent due to loss of income related to the pandemic. The moratorium will last for 120 days after the city ends its local state of emergency. No late fees, interest or penalty may be assessed for such unpaid rent.
City of Sacramento	Yes	Yes	Moratorium on evictions of residential and commercial tenants who demonstrate an inability to pay due to COVID-19. Tenants will have up to 120 days after expiration of the Governor's Executive Order N-28-20 to pay all unpaid rent without any late fees.
City of San Diego	Yes	Yes (small businesses only)	Moratorium through May 31 on evictions of residents and small businesses that cannot make payments amid the coronavirus pandemic.
San Diego County	Yes	Yes	Moratorium on all evictions of residential and commercial tenants, and all foreclosures, in the unincorporated areas of San Diego County through May 31.
San Francisco	Yes	Yes (small businesses only)	30-day moratorium (effective March 13 as to residential tenants and March 17 as to commercial tenants) on residential and small-business evictions related to financial impacts caused by the COVID-19 pandemic. Residential tenants have up to six months after the end of the emergency declaration period to pay their missed rent. Business tenants have successive periods of one month, up to a total of six months, to repay rent, based on continuing documentation of a financial difficulty related to COVID-19.
San Jose	Yes	No	Moratorium on all residential evictions through April 17 for nonpayment of rent due to impacts of the COVID-19 outbreak.
Santa Barbara (city and county)	Yes	Yes	Mandatory rent deferral for, and prohibition on eviction of, residential and commercial tenants who are unable to pay rent because of the health crisis through May 31.
Santa Clara County	Yes	Yes	Moratorium on residential and commercial evictions countywide through May 31, 2020. The moratorium applies to any eviction (including no-fault evictions) where a tenant can demonstrate a substantial loss of income or out-of-pocket medical expenses associated with the COVID-19 pandemic. Tenants must pay all past-due rent within 120 days after the expiration of the emergency ordinance. Landlords may not charge a late fee for rent that is delayed during the emergency ordinance, and for a period of 120 days thereafter.
Santa Cruz City	Yes	Yes	Prevents residential or commercial evictions through May 31 for non-payment of rent as a result of economic losses related to the coronavirus pandemic. The Santa Cruz Superior Court also issued an emergency order which prevents residential and commercial tenants in the City of Santa Cruz subject to eviction (for any reason) from being forced out of their rental unit until, at a minimum, April 30th.

Jurisdiction	Residential Tenants	Commercial Tenants	Summary of Legislation as of 3/31/20
Santa Cruz County	Yes	Yes	Eviction moratorium on both residential and commercial tenants in unincorporated parts of the County unable to pay rent due to COVID-19. The ordinance defers tenant payments through May 31.
Santa Monica	Yes	Yes	Moratorium on evictions for non-payment of rent by residential tenants financially impacted by COVID-19 during the period of local emergency, and commercial tenants through April 30, 2020. A landlord also cannot pursue a no-fault eviction during the period of local emergency unless necessary for the health and safety of tenants, neighbors, or the landlord.
Sonoma County	Yes	No	Ban on eviction of residential tenants who cannot pay rent during the COVID-19 crisis for the duration of the local emergency declaration. After that, tenants will have 60 days to catch up on missed rental payments.