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COUNTY-LEVEL ORDINANCES

[effective in unincorporated areas]

JURISDICTION	RESIDENTIAL, COMMERCIAL OR BOTH	TERM OF RESTRICTION	NOTES
Los Angeles	Both	3/4 - 5/31	Executive Order of Chair of County Bd. of Supervisors (March 19, 2020) Prohibits eviction for nonpayment of rent or other charges where tenant demonstrates inability to pay rent resulting from to COVID-19 related financial impacts (including compliance with government orders). Also applies to “no-fault evictions” under the County Code. Requires tenant to provide notice of inability to pay within 7 days of when rent due. Repayment required within six months after County Order is lifted.
Orange			No County-level ordinance
Riverside			No County-level ordinance
San Bernardino	Both	3/24 - 4/30	Resolution No. 2020-19 (March 24, 2020) Suspends authority to commence eviction or foreclosure if nonpayment of rent is caused by substantial decrease in household or business income or substantial out-of-pocket medical expenses caused by COVID-19 or government response to COVID-19. No tenant documentation or notice requirements or timeline for repayment of rent after moratorium lifted.

COUNTY-LEVEL ORDINANCES (continued)

[effective in unincorporated areas]

JURISDICTION	RESIDENTIAL, COMMERCIAL OR BOTH	TERM OF RESTRICTION	NOTES
San Diego	Both	3/4 - 5/31	Resolution No. 20-027 (March 24, 2020) Prohibits eviction for nonpayment of rent due after 3/4/20 where inability to pay rent results from financial impacts related to COVID-19. Tenant must provide landlord notice within 15 days of when rent is due. Rent must be repaid within three months after June 1, 2020 (four months if tenant demonstrates continued financial impacts related to COVID-19).
San Francisco (City and County)	Residential only	3/23 - 6/21	Mayor's Order, March 23, 2020 <i>Note also S.F. Sup. Ct. stay on evictions through 4/15/2020</i> Moratorium on residential eviction if tenant provides notice within 30 days after date rent was due regarding inability to pay rent due to financial impacts related to COVID-19.

CITY ORDINANCES

JURISDICTION	RESIDENTIAL, COMMERCIAL OR BOTH	TERM OF RESTRICTION	NOTES
LOS ANGELES COUNTY			
Los Angeles (City)	Both	3/4 – term. of local emergency declaration	Ordinance No. 20-0147-S19 (adopting Mayor’s orders) Restricts residential and commercial evictions for inability to pay rent due to “circumstances related to COVID-19 pandemic.” Ban on residential evictions include no-fault evictions. Commercial tenants must repay rent within 3 months after expiration of emergency period. Residential tenants have 12 months to repay. No tenant notice or documentation requirements specified.
Long Beach	Both	3/4 – 5/31	Emergency Ordinance (March 24, 2020) Temporary halt on residential and commercial evictions due to COVID-19 related reduction in income. Tenant required to notify landlord that rent will not be paid when due and must provide documentation of substantial income loss due to layoffs, stay at home orders, out-of-pocket medical expenses. Rent must be repaid by November 30, 2020.
West Hollywood	Residential	3/16 – 5/15	Eviction Moratorium Urgency Ordinance (March 16, 2020) Protects residential renters with a temporary moratorium on evictions for nonpayment of rent if due to COVID-19 financial impact. Tenant must notify landlord in writing within 30 days of the rental due date of inability to pay rent and provide supporting documentation of financial impact.

* - Term of restriction expires upon expiration of Exec. Order N-28-20

CITY ORDINANCES (continued)

JURISDICTION	RESIDENTIAL, COMMERCIAL OR BOTH	TERM OF RESTRICTION	NOTES
ORANGE COUNTY (Cities not listed have not yet adopted eviction-related ordinances)			
Anaheim	Both	3/24 - 5/31	Ord. 6482 (March 24, 2020) Includes prohibition against serving pay or quit notices; covered reasons for non-payment of rent include reduction in service; rent must be paid back within 120 days after expiration of moratorium.
Buena Park	Both	3/17 - 5/31	Ord. 1679 (March 24, 2020) <i>includes evictions commenced prior to 3/24/2020</i> Commercial restriction limited to eviction for non-payment of rent due to COVID-19 related impacts. Residential restriction prohibits any eviction if any resident is ill or under quarantine; tenant must provide written notice within 30 days of due date.
Costa Mesa	Both	3/24-*	Ord. 20-XX (March 24, 2020) Prohibits any actions to evict tenant for nonpayment of rent caused by documented loss of income related to COVID-19 pandemic or government quarantine orders; tenant must provide written notice within 30 days of due date: rent must be paid back within 120 days after expiration of moratorium.
Garden Grove	Both	3/24 - 5/31	City Council Proclamation of Local Emergency (March 24, 2020) Imposes temporary moratorium on commercial or residential evictions due to non-payment of rent or substantial decrease in household or business income caused by COVID-19 financial impacts. Tenant required to document impacts. No notice requirement or time for repayment of rent specified.

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CITY ORDINANCES (continued)

JURISDICTION	RESIDENTIAL, COMMERCIAL OR BOTH	TERM OF RESTRICTION	NOTES
Irvine	Both	3/24 - 5/31 [*]	Ord. 20-29 (March 24, 2020) No outright moratorium. Ordinance strongly encourages landlords to refrain from evictions in reliance on business community commitment to act consistent with the spirit of Executive Order N-28-20; reserves right to impose outright moratorium on evictions if that does not occur.
Mission Viejo	Both	3/24 - 5/31 [*]	Urgency Ordinance No. 20-337 (March 24, 2020) Restricts no-fault evictions or evictions due to non-payment of rent arising from COVID-19 related financial impacts. Tenant must satisfy strict documentation requirements. Rent must be repaid within six months after expiration of the moratorium.
Placentia	Both	3/24 - 5/31 [*]	Urgency Ordinance O-2020-03 (March 24, 2020) Moratorium on evictions due to nonpayment of rent due after March 4, 2020 arising out of substantial decrease in household or business income arising from COVID-19 pandemic or related government orders. Tenant must notify tenant within 30 days after rent due with written documentation of substantial COVID-19 financial impacts. Repayment due within 120 days after expiration of temporary order.

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CITY ORDINANCES (continued)

JURISDICTION	RESIDENTIAL, COMMERCIAL OR BOTH	TERM OF RESTRICTION	NOTES
Santa Ana	Both	3/19 - *	<p>Exec. Order of Dir. of Emergency Services (March 19, 2020)</p> <p>No residential eviction for nonpayment of rent in tenant's inability to pay rent is due to COVID-19 financial impacts.</p> <p>Commercial landlords are prohibited from charging rent or evicting commercial tenant who are subject to Executive Orders restricting business operations or voluntary closure and demonstrate inability to pay rent due to such restrictions or closure.</p>
<u>RIVERSIDE COUNTY</u>			
Corona	Both		On Agenda for City Council meeting, April 1, 2020
Riverside (City)	Both		On Agenda for City Council meeting, March 31, 2020
<u>SAN BERNARDINO COUNTY</u>			
Rancho Cucamonga	Both	<p>3/18 - 4/30 (commercial)</p> <p>3/18 - 5/31 (residential)</p>	<p>Urgency Ordinance No. 967 (March 18, 2020)</p> <p>Prohibits eviction if based on nonpayment of rent arising from substantial decrease in income or substantial medical expenses caused by COVID-19 or government response to COVID-19, and is documented. Tenant must notify landlord within 30 days of when rent is due and provide supporting documentation.</p>

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CITY ORDINANCES (continued)

JURISDICTION	RESIDENTIAL, COMMERCIAL OR BOTH	TERM OF RESTRICTION	NOTES
SAN DIEGO COUNTY			
Oceanside	Both	3/26 - 5/31	Urgency Ordinance (March 26, 2020) Bars eviction if based on nonpayment of rent arising from substantial decrease in income or substantial medical expenses caused by COVID-19 or government response to COVID-19, and is documented.
San Diego (City)	Both	3/25 - 5/31	Ordinance No. 2020-97 (March 25, 2020) Temporary moratorium on evictions due to nonpayment of rent for residential and commercial tenants arising out of a substantial decrease in income or substantial out-of-pocket medical expenses resulting from the novel coronavirus, COVID-19, or governmental response to COVID-19. Tenants to provide written notice on or before date when rent is due.

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