



**CENTRAL CALIFORNIA
LEGAL SERVICES**

JUSTICE. EQUITY. POWER.

**UPDATE ON THE NEWLY PASSED
CALIFORNIA AND FEDERAL
TENANT PROTECTIONS**



CALIFORNIA'S COVID-19 TENANT PROTECTIONS ACT AND CDC EVICTION MORATORIUM

- Rent must still be paid in all cases. When it is owed may change.
- Neither protects people who threaten the health and safety of other residents.
- These laws might work together and possibly with any local orders passed by your city or county so please consult a local attorney for assistance.





CALIFORNIA'S COVID-19 TENANT PROTECTIONS ACT (AB 3088)

- Tenants with COVID-19 related economic impact are protected from eviction (must follow notice requirements).
- No evictions for failure to pay rent can begin before October 5, 2020.
- All tenants have minimum just cause protections through January 31, 2021.
- Landlords face increased fines for illegal self-help eviction.
- Credit protections for tenants with COVID-19 related financial distress.





CALIFORNIA'S COVID-19 TENANT PROTECTIONS ACT (AB 3088)

Unpaid Rent

March 1, 2020 to September 1, 2020

Landlords can give tenants a 15-Day Notice to Pay Rent or Quit which must:

- Comply with all regular notice requirements, and
- Include a notice of your rights under AB 3088, and
- Include a blank declaration (for you to complete)





CALIFORNIA'S COVID-19 TENANT PROTECTIONS ACT (AB 3088)

After tenant receives the notice for rent owed between March 1, 2020 and August 31, 2020 they can review, sign and return the declaration within 15 business days.

- Keep copy of any signed declaration
- Keep copies/records of all rent paid
- Keep records of communications made

Note: All money not paid will become consumer debt.





CALIFORNIA'S COVID-19 TENANT PROTECTIONS ACT (AB 3088)

Unpaid Rent

September 1, 2020 to December 31, 2020

Each month, your landlord can give tenant a 15-Day Notice to Pay Rent or Quit which must:

- Comply with all regular notice requirements, and
- Include a notice of your rights under AB 3088, and
- Include a blank declaration (for you to complete)





CALIFORNIA'S COVID-19 TENANT PROTECTIONS ACT (AB 3088)

Each month after tenant is given the notice plus declaration they must sign and return within 15 business days. The tenant must also pay 25% of rent for each month owed between September 1, 2020 and January 31, 2021. Deadline to pay is January 31, 2021.

Note: All money not paid will become consumer debt.





CALIFORNIA'S COVID-19 TENANT PROTECTIONS ACT (AB 3088)

What happens to the Unpaid rent?

- Tenants still owe the unpaid rent.
- Unpaid rent will become consumer debt.
- Landlords can sue tenants for unpaid rent in Small Claims Court beginning March 1, 2021.





CDC EVICTION MORATORIUM

- Covers almost all rental properties.
- Bans landlords from evicting tenant for non-payment of rent through end of 2020 if tenant submits a declaration of income loss or significant medical expense.
- When declaration is signed landlord cannot take any action to remove or cause removal of tenant based on nonpayment of rent before January 2021.





CDC EVICTION MORATORIUM

WHO QUALIFIES

- Tenants unable to pay because of income loss or medical expenses.
- Tenants making less than \$99,000 individual or \$198,000 as a couple/family.
- Tenants who have tried or are trying to access some type of rental assistance.
- Tenants who agree to make partial payments based on what they can afford.
- Tenants who believe they will be homeless or must share crowded residence if forced to move.



THANK YOU FOR JOINING US!

Central California Legal Services

1(800) 675-8001

www.centralcallegal.org



Like Us On Facebook!