

**Eviction Moratorium
Local/State/Federal
May 3, 2020**

The following information was taken from sources available between April 6 and April 12, 2020. Its purpose is to provide an overview of the most relevant sources impacting the legal right of a landlord to evict a tenant and a tenant's right to remain in a property during the states of emergency declared as a result of the COVID-19 pandemic affecting California.

- In all county or city laws reported, a tenant's obligation to pay rent is deferred but not forgiven and must be paid back within the time specified in the applicable law, or if not specified, then within the time specified in another law applicable to the property.
- Many, but not all, local laws require some sort of evidence of financial or other impact due to the COVID-19 situation. Specifics vary.
- Many jurisdictions also include specific notice or other requirements and all such requirements are not listed in the chart below.
- Readers of this spreadsheet are advised to consult with a qualified California real estate attorney familiar with the law of the jurisdiction where the property is located in order to fully assess their legal rights, obligations and remedies.

City or (County)	Order	Date/ Termination	Tenant time to give notice	Tenant time to give Proof	Time to Repay	Residential / Cml	Additional Information
Federal	See Section 4024: https://www.congress.gov/bill/116th-congress/house-bill/748/text#toc-H5FCB77F196104E7394A52A8F1DC5D1C2	March 27 / July 26				Y / N	Properties with federally backed mortgage. LL may not issue a notice to vacate for nonpayment of rent during entire period.
California Governor	https://www.gov.ca.gov/wp-content/uploads/2020/03/3.27.20-EO-N-37-20-text.pdf	March 27 / May 31	7 days after rent due	No later than when back rent due		Y / N	Also foreclosure.
California Judicial Council	https://jcc.legistar.com/View.ashx?M=F&ID=8234474&GUID=79611543-6A40-465C-8B8B-D324F5CAE349	April 6 / August 30				Y/Y	No summons for UD unless for health or safety. No trial for 60 days if already an answer. Continues for 90 days after State of Emergency removed.
Agora Hills	https://www.ci.agoura-hills.ca.us/novel-coronavirus-information/moratorium-on-eviction	March 20 / May 31 or emergency concluded	30 days after rent is due	30 days after rent is due	6 months	Y / Y	Also foreclosure.
Albany	https://www.albanycal.org/home/showdocument?id=44174	March 26 / May 31	30 days after rent is due	30 days after rent is due	6 months	Y/Y	Also foreclosures. Rent increases.
Alameda City	https://static1.squarespace.com/static/56df370d22482e5c7f09022f/t/5e729cf96aca420d277050da/1584569614716/Ordinance+3268.pdf	March 17 / May 17				Y / N	Also utility shut-off. Applies to notice to pay or quit served on or after March 1.
(Alameda County)	http://www.acgov.org/board/bos_calendar/documents/DocsAgendaReg_03_24_20/GENERAL%20ADMINISTRATION/Regular%20Calendar/CDA_293014.pdf AND http://www.acgov.org/board/bos_calendar/documents/DocsAgendaReg_03_31_20/GENERAL%20ADMINISTRATION/Regular%20Calendar/CDA_293558.pdf	March 24 / June 30 or end of all emergency orders, whichever occurs first	Upon receipt of notice of termination	15 days after request		Y / N	Also mortgage. Must give statutory notice in 12 point font. Applies to unincorporated and incorporated areas.
Alhambra	https://drive.google.com/file/d/1BZJAlv4h17AfCOzRwN6gBorys0Q9Nid/view	March 26 / May 31	7 days after rent due	7 days after rent due	6 months	Y / Y	Effective as of March 4.
Anaheim	https://local.anaheim.net/docs_agend/questys_pub/24729/24759/24761/25427/25429/ORD_6482.pdf	March 24 / May 31	Before rent due	Before rent due	120 days	Y / Y	
Antioch	https://www.antiochca.gov/fc/community/covid-19/Antioch-	March 16 / May 31	14 days after rent due	14 days after rent due	6 months	Y / Y	
Apple Valley	https://www.applevalley.org/home/showdocument?id=29632	March 24 / May 31	30 days after rent due	30 days after rent due	6 months after expiration of order	Y / Y	Also applies to utility shut-off
Arcadia	https://www.arcadiaca.gov/COVID/Resolution%20No.%207300.pdf	March 17 / May 17	30 days after rent due	30 days after rent due	6 months after expiration	Y / Y	Also no-fault evictions. Also, no water shut off.
Arcata	https://www.cityofarcata.org/152/Housing	March 26 / May 31	Before rent due	7 day after notification	90 Days	Y / Y	
Artesia	http://www.cityofartesia.us/DocumentCenter/View/3646	March 25 / May 31	30 days after rent due	30 days after rent due	6 months after expiration	Y / Y	Also prohibits foreclosures.
Azusa	https://azusaca.gov/DocumentCenter/View/41903/Emergency-Ordinance	April 9 / May 31	14 days after rent due	14 days after rent due	December 31, 2020 for residential tenants; October 31, 2020 for small commercial tenants	Y / Y	Small commercial tenant = \$5,000,000 or less in annual taxable sales
Baldwin Park	https://www.baldwinpark.com/	March 18 / end of emergency	30 days after rent is due	30 days after rent is due	6 months	Y/N	Also no water or sewer shut off for 60 days.

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Benecia	https://www.ci.benecia.ca.us/vertical/sites/%7BF991A639-AAED-4E1A-9735-86EA195E2C8D%7D/uploads/20-1_Emergency_Eviction_Moratorium_Order.pdf	March 22 / May 31	30 days after rent is due	30 days after rent is due	July 30 or 60 days after emergency, whichever later	Y / Y	
Berkeley	https://www.cityofberkeley.info/uploadedFiles/Rent_Stabilization_Board/Level_3_-_General/WEB_COVID-19%20Emerg.%20Response%20Ordinance_FINAL.pdf	March 17 / end of emergency	3 days after LL delivers pre-rent delinquency notice	3 days after LL delivers pre-rent delinquency notice	After emergency	Y / Y	Also applies to no-fault evictions. T who does not give notice and proof does not lose right to raise defense at UD.
Beverly Hills	http://www.beverlyhills.org/cbhfiles/storage/files/296826135501737712/Ordinance20-O-2805revised.PDF	March 17 / end of emergency	30 days after rent is due	30 days after rent is due	After emergency	Y / Y	Also applies to no-fault evictions.
Burbank	https://burbank.granicus.com/MetaViewer.php?view_id=42&clip_id=8995&meta_id=366200	March 17 / April 30	Affirmative defense in UD	Affirmative defense in UD	6 months	Y / Y	Also foreclosure.
Buellton	https://www.cityofbuellton.com/files/City%20Council%20-%20%20Packets/04-01-20SP.pdf	April 1 / May 31	30 days after rent due	30 days after rent due	6 months after expiration of emergency	Y / Y	
Buena Park	http://www.buenapark.com/home/showdocument?id=17701	March 24 / End of emergency	30 days after rent due	30 days after rent due	6 months after expiration of order	Y / Y	Also applies to no-fault evictions
Capitola	https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/15161/1041_urgency_eviction_moratorium_-_no_sig.pdf	March 26 / May 31	1 day before rent is due		90 days after termination of order	Y / Y	
Carlsbad	https://cityadmin.carlsbadca.gov/civicax/filebank/blobdload.aspx?BlobID=43283	April 7 / May 31	10 days after rent due	10 days after giving notice	3 months after expiration for commercial tenants	N / Y	
Cathedral City	http://www.discovercathedralcity.com/wp-content/uploads/2020/03/Cathedral-City-Ord.-Re-Moratorium-on-Eviction-of-Residential-Tenants.pdf	March 25 . End of emergency	5 days after rent due	5 days after rent due (?)	60 days after termination	Y / N	
Chula Vista	https://www.chulavistaca.gov/home/showdocument?id=20639	March 17 / May 31	30 days after rent is due	30 days after rent is due	6 months	Y / Y	Also to no-fault evictions ad foreclosure evictions
Clearlake REVOKED April 27, 2020	https://www.clearlake.ca.us/AgendaCenter/ViewFile/Agenda/_03192020-456 REVOKED April 27, 2020 https://www.clearlake.ca.us/AgendaCenter/ViewFile/Agenda/_04272020-463	March 19 / Expiration of Governor's Order	At least 1 day before rent due	30 days after rent is due	180 days after Governor Order expires	Y / N	
Coachella	https://www.coachella.org/home/showdocument?id=7886	March 2 / May 31	30 days after rent due	30 days after rent due	6 months after termination	Y / Y	
Concord	http://www.cityofconcord.org/DocumentCenter/View/4348/Urgency-Moratorium-Ordinance-3-25-	March 25 / May 31	7 days before rent due	3 days after rent due	90 days after expiration of order per each month in arrears	Y / Y	Also to utilities and rent increases
(Contra Costa County)	https://www.contracosta.ca.gov/DocumentCenter/View/65148/urgency-ordinance-suspending-evictions-42120---final	April 24 / May 31	14 days after rent due	14 days after reciving a notice of termination of tenancy	120 days after expiration of this order	Y ? Y	Also to no-fault. LL must give T notice on form approved by County. LL may not increase rent, except if exempt from State rent cap law
Costa Mesa	https://www.costamesaca.gov/home/showdocument?id=41947	april 1 / expiration of Governor's Order	30 days after rent due	30 days after rent due	120 days after expiration	Y / Y	
Culver City	https://www.culvercity.org/home/showdocument?id=18882	March 20 / April 19	Same as L.A.	Same as L.A.	Same as L.A.	Y / Y	
Davis	https://caanet.org/app/uploads/2020/03/Davis-ORD-2575-Emergency-Eviction-Regulations-.pdf	March 24 / Expiration of emergency	10 days after rent due	30 days after rent due	6 months	Y / Y	Also no fault evictions. If no agreement on repay, 6 equal installments beginning one month after ordinance
Delano	https://www.cityofdelano.org/ArchiveCenter/ViewFile/Item/2465	March 26 / Expiration of emergency	1 day before rent due	1 day before rent due	180 days after termination	Y / N	
Desert Hot Springs	https://cdn2.hubspot.net/hubfs/4435988/Resolution%202020-008%20Suspending%20Evictions%20COVID-19.pdf	March 27 / May 31	10 days after rent due	10 days after rent due	6 months after termination	Y / Y	

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Duarte	https://www.accessduarte.com/civica/x/filebank/blobdload.aspx?blobid=27433	Repealed - see Additional Information.					https://www.accessduarte.com/dept/manager_office/covid_19_(coronavirus)/residential_and_commercial_eviction_moratorium_.htm
East Palo Alto	https://www.ci.east-palo-alto.ca.us/index.aspx?NID=689	March 27 / May 31	30 days after LL gives notice of	30 days after LL gives notice of	180 days after expiration of emergency	Y / N	LL must give T notice of ordinance before starting eviction
El Cerrito	https://elcerritoca.civicclerk.com/web/UserControls/DocPreview.aspx?p=1&aoid=297	March 25 / May 31	30 days after rent due	30 days after rent due	6 months after expiration of Order	Y / Y	Also judicial foreclosures
Elk Grove	http://www.elkgrovecity.org/UserFiles/Servers/Server_109585/File/cityclerk/citycouncil/2020/attachments/03-25-20_3.2.pdf	March 25 / May 31	1 day before rent due		120 days after expiration	Y / Y	Also eviction following foreclosure and utility services
El Monte	https://www.ci.el-monte.ca.us/AgendaCenter/ViewFile/Agenda/03232020-631	March 23 / expiration of emergency				Y / N	LL must provide notice of the Moratorium to T. Just cause evictions permitted.
Emeryville	https://emeryville.legistar.com/View.ashx?M=F&ID=8220076&GUID=C9170208-8B7C-475C-86DD-1FDE2DC2ED81	March 19 / May 31				Y / Y	LL must attache coopy of eviction moratorium to notice to terminate. Also applies to HOA foreclosures.
Encinitas	https://encinitasca.gov/Portals/0/City%20Documents/Documents/City%20Manager/COVID-19/Urgency%20Ordinance%202020-07.pdf?ver=2020-04-02-201037-143	April 2 / Until terminated	On or before rent due	2 weeks after giving notice	6 months from expiration of order	Y / Y	Retroactive to March 27
Escondido	https://encinitasca.gov/Portals/0/City%20Documents/Documents/City%20Manager/COVID-19/Urgency%20Ordinance%202020-07.pdf?ver=2020-04-02-201037-143		7 days afte rent due	7 days after rent due or April 15, whichever is later	30-Aug-20	Y / Y	
Eureka	https://www.ci.eureka.ca.gov/civica/x/filebank/blobdload.aspx?BlobID=17572	XXX / May 31	By May 31	By May 31	180 days after expiration of emergency	Y / Y	LL must provide notice of the Moratorium to T. Just cause evictions permitted. Also applies to water and sewer bills
Fillmore	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/558778/Staff_Report_Emergency_Declaration_Evictions_Uilities_Final.pdf	March 24 / expiration of local emergency	30 days after rent due	30 days after rent due	6 months after expiration of local emergency	Y / N	
Fort Bragg	https://city.fortbragg.com/DocumentCenter/View/12213/Urgency-ORDINANCE-960-2020-approved-non-executed?bidId=	March 30 / May 31	7 days before rent due	30 days after rent due	180 days after Governor Order expires	Y / Y	
Fremont	https://www.fremont.gov/DocumentCenter/View/44123/Executive-Order--Eviction-Moratorium-	March 27 / 180 days after expiration of local emergency	5 days after being served with a notice of termination of tenancy		50% due in 90 days. Balance due in 180 days.	Y / N	LL must provide T with specified notice in emergency Order
Fresno	https://www.fresno.gov/wp-content/uploads/2020/03/Ord-2020-012-Emergency-ordinance-amending-section-2-514-of-the-municipal-code-regarding-the-covid-19-pandemic-emergency.pdf	March 25 / April 18		10 days after giving notice to LL of inability to pay	6 months after expiration of emergency	Y / Y	
(Fresno Couy)	https://fresnocounty.legistar.com/LegislationDetail.aspx?ID=4399924&GUID=8AA8E66A-E07C-4618-B6D4-A0E72561F24A&Options=&Search=	March 24 / May 31				Y / Y	
Fullerton	https://www.cityoffullerton.com/documents/Eviction%20Moratorium%20Ordinance%203279%20Final.pdf	March 30 / May 31	30 days after rent due	30 days after rent due	180 days after expiration of emergency	Y / Y	
Garden Grove	https://gardengrove.novusagenda.com/AgendaPublic/CoverSheet.aspx?ItemID=2932&MeetingID=504	March 24 / May 31				Y / Y	
Glendale	https://www.glendaleca.gov/home/showdocument?id=55361	April 9 / May 31	7 days after rent due - Residential. 14 days prior to rent due - Commercial	When payment is due.	12 months after emergency	Y / Y	Also enacts residential rent freeze through state of emergency
Goleta	https://www.cityofgoleta.org/home/showdocument?id=23213	March 17 / expiration of emergency	30 days after rent due	30 days after rent due	6 months after expiration	Y / Y	

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Hayward	https://hayward.legistar.com/LegislationDetail.aspx?ID=4399195&GUID=BF696C9-8ED0-4F9F-8B99-98912C9C0679&Options=&Search=	March 24 / June 23			After expiration of emergency	Y / N	
Imperial Beach	https://www.imperialbeachca.gov/vertical/sites/%7BF99967EB-BF87-4CB2-BCD5-42DA3F739CA1%7D/uploads/2020-1195_EVICTIION-MORATORIUM-ORD-040120(final)_Signed_Redacted.pdf	April 1 / May 31	30 days after rent due	30 days after rent due		Y / Y	Retroactive to March 12
Inglewood	https://www.cityofinglewood.org/AgendaCenter/ViewFile/Item/8866?fileID=4348	March 24 / May 31			6 months after expiration of emergency	Y / Y	Also applies to water bills. Retroactive to March 4.
Irvine	http://legacy.cityofirvine.org/civica/filebank/blobdownload.asp?BlobID=32405	March 24 / May 31					Encourage compliance with State order. Also to storage units.
Jurupa Valley	https://www.jurupavalley.org/AgendaCenter/ViewFile/Agenda/03262020-250	March 26 / Until end of local emergency	30 days after rent due	30 days after rent due	6 months after expiration	Y / Y	
Laguna Beach	http://www.lagunabeachcity.net/civica/filebank/blobdownload.asp?t=73327.19&BlobID=24464	April 7 / End of Governor's Order	30 days after rent due	30 days after rent due	120 days from expiration of order	Y / Y	Also applies to evictions after foreclosure
La Mesa	https://www.cityoflamesa.us/DocumentCenter/View/15770/Executive-Order-01-2020-PDF	March 17 / May 31				Y / Y	
La Verne REPEALED April 20, 2020	https://www.cityoflaverne.org/index.php/search?searchword=eviction&ordering=newest&searchphrase=all REPEALED April 20, 2020 https://www.cityoflaverne.org/index.php/search?searchword=eviction&ordering=newest&searchphrase=all	March 24 / April 30				Y / Y	
Livermore	http://www.cityoflivermore.net/civica/filebank/documents/20798	March 25 / May 31	30 days after rent due	30 days after rent due		Y / Y	Also may not shut off utilities
Long Beach	http://longbeach.legistar.com/View.aspx?M=F&ID=8223122&GUID=07C91C1A-F651-4FE1-8A5A-03DC4056EC5E	March 25 / May 31	Before expiration of pay or quit notice	Before expiration of pay or quit notice	30-Nov	Y / Y	Retroactive to March 4. Pay rent or quit notice must include language in emergency ordinance
Los Angeles	https://hcidla.lacity.org/covid-19-renter-protections	March 24 / April 19			12 months after emergency	Y / Y	Also applies to no-fault evictions and Ellis Act evictions. Retroactive to March 4. LL to give written notice of renter protections by April 30.
(Los Angeles County)	https://kathrynbarger.lacounty.gov/wp-content/uploads/2020/03/19032020H	March 19 / May 31	7 days after rent due		6 months after expiration	Y / Y	Retroactive to March 4. Also applies to no-fault evictions.
(Marin County)	https://www.marincounty.org/-/media/files/departments/cd/housing/landlord-and-tenant-resources/eviction-ban/r202027complete-accessible.pdf?la=en	March 24 / May 31	30 days after rent due	1 week after giving notice to LL		Y / Y	Includes incorporated cities
(Mendocino County)	https://www.mendocinocounty.org/home/showdocument?id=33283	March 24 / May 31				Y / Y	Unincorporated only
Mission Viejo	https://cityofmissionviejo.org/sites/default/files/City-Council-Ord-20-337-Prohibiting-or-Limiting-Residential-and-Commercial-Evictions.pdf	March 24 / May 31	30 days after rent due	30 days after rent due	6 months after expiration	Y / Y	
Moorpark	https://www.moorparkca.gov/DocumentCenter/View/10442/Temporary-Moratorium-on-Evictions?bidId=	March 19/ May 31 or Expiration of Emergency	30 days after rent due	30 days after rent due	6 months after expiration of Emergency	Y/Y	
Mountain View	https://www.mountainview.gov/civica/filebank/blobdownload.asp?BlobID=32090	March 31 / May 31	7 days after rent due	14 days after rent due	120 days after expiration of ordinance	Y / N	
National City	https://www.nationalcityca.gov/home/showdocument?id=23731	April 7 / June 30	7 days after rent due	30 days after rent due	6 months after expiration of Governor order	Y / Y	Also, applies to no-fault evictions and foreclosure evictions. Retroactive to March 17.
(Nevada County)	https://nevco.legistar.com/View.aspx?M=F&ID=8221843&GUID=4A01C076-D04D-4FCB-A9E9-DE1C8D9B5B9C	March 24 / May 31	Not stated	Not stated		Y / Y	Covers evictions after foreclosures

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Nevada City	Local order provided that it would be superseded by statewide moratorium						
Oakland	https://oakland.legistar.com/LegislationDetail.aspx?ID=4406542&GUID=EA-F35294-F356-4895-A87A-0C1B9CE4D0C3&Options=&Search=	March 27 / May 31	Not stated	Not stated	Not stated	Y / Y	
Ojai	https://ojaicity.org/city-orders-a-residential-eviction-moratorium/	March 17 / Expiration of City emergency	Not stated	Not stated	6 months after expiration of City emergency	Y / N	
Ontario	https://www.ontarioca.gov/sites/default/files/Ontario-Files/City-Clerk-Records-Management/20200407Agenda.pdf	April 7 / Expiration of local state of emergency	7 days after rent due	When past due rents become payable	6 months after expiration	Y / Y	Also applies to storage units
Oxnard	https://www.oxnard.org/wp-content/uploads/2020/03/2020.03.19-Director-Order-20-01.pdf	March 19 / May 31 or Later Expiration of Governor's Executive Order	30 days after rent due	30 days after rent due	Not stated	Y / Y	
Palm Springs	https://www.palmspringsca.gov/home/showdocument?id=73036	April 2 / June 4	14 days after rent due	30 days after request from landlord	180 days after City's emergency ends	Y / Y	Requires tenant to pay portion tenant is able to pay.
Palo Alto	https://www.cityofpaloalto.org/civica/filebank/blobdownload.aspx?t=64347.18&BlobID=75852	March 23 /County's order expiration	Not stated (but see special provisions for use as affirmative defense)	Not stated (but see special provisions for use as affirmative defense)	120 days after expiration of County's Order	Y / N	
Pasadena	https://www.cityofpasadena.net/city-manager/wp-content/uploads/sites/2/Reso-9770.pdf?v=1586213823396	March 17 / Expiration of City emergency	30 days after rent due	30 days after rent due	6 months after expiration of City emergency	Y / Y	
Placentia	https://www.placentia.org/DocumentCenter/View/8643/Ordinance-O-2020-03---Urgency-Eviction-Moratorium	March 24 / May 31	30 days after rent due	30 days after rent due	120 days after expiration	Y / Y	
Pomona	City has an order but it cannot be found online. The City's summary of the order is on its website at: https://www.ci.pomona.ca.us/	March 19 / May 31	30 days after rent due	30 days after rent due	6 months after City's emergency ends	Y / Y	Order also suspends foreclosures.
Poway	https://powayca.swagit.com/play/04072020-1534 ; AND https://poway.org/1030/Coronavirus-COVID-19-Updates	7-Apr				N / Y	
Rancho Cucamonga	https://ranhocucamonga.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=1963&MeetingID=146	March 18 / May 31	30 days after rent due	30 days after rent due	6 months after City's emergency ends	Y / Y	Also covers evictions caused by foreclosures
Rancho Mirage	https://files.constantcontact.com/035f7125301/61246a12-7028-4817-b3a8-291ea571fb4e.pdf	March 23 / June 1	90 days after rent due	90 days after rent due	6 months after termination	Y / Y	
Redlands	Order automatically suspended due to enactment of state order.						
Redondo Beach	https://www.redondo.org/civica/filebank/blobdownload.aspx?BlobID=38178	March 16 / June 16				Y / Y	Also applies to utility shut offs
Richmond	https://www.ci.richmond.ca.us/DocumentCenter/View/52484/20-20-reso-temporary-moratorium-on-evictions-for-non-payment---COVID-19---Issued-3-17-2020	March 17 / Expiration of City emergency	30 days after rent due	30 days after rent due	6 months after City's emergency ends	Y / N	
Riverside	https://www.riversideca.gov/press/temporary-moratorium-tenant-evictions-due-covid-19	March 31 / May 31	7 days after rent due		6 months after expiration	Y / Y	
(Riverside County)	None						
Rosemead	Order automatically suspended due to enactment of state order.						
Sacramento	https://sacramento.granicus.com/MetaViewer.php?view_id=21&event_id=3649&meta_id=579565	March 17 / Expiration of County Emergency	Before rent is due	Not stated	120 days after expiration of County emergency	Y / Y (as amended)	Requires tenant to pay portion tenant is able to pay.
(Sacramento County)	https://www.saccounty.net/COVID-19/Documents/SCEmergencyRentersProtectionAct.pdf	May 1 / Expiration of Governor's Order	Before rent is due	Not stated	120 days after expiration of Governor's Order	Y / N	Requires tenant to pay portion tenant is able to pay.
Salinas	https://files.constantcontact.com/6ca15f1f301/532c02fe-84b8-4e27-9fb6-ea052dae4e1a.pdf	March 20 / May 31				Y / Y	Also no-fault eviction
San Bernardino	https://www.sbcity.org/civica/filebank/blobdownload.aspx?blobid=28161	March 20 / May 31	30 days after rent due	30 days after rent due	6 months after expiration of local emergency	Y / Y	

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(San Bernardino County)	https://sanbernardino.legistar.com/View.ashx?M=F&ID=8220388&GUID=A2B1E0F6-3731-437D-93E0-F107B6008725	March 24 / April 30				Y / Y	Also applies to evictions after foreclosure
San Diego	https://onbase.sandiego.gov/OnBaseAgendaOnline/Documents/ViewDocument/O-2020-97%20COR.%20COPY%20Emergency%20Ordinance%20-%20Eviction%20Moratorium.pdf?meetingId=3955&documentType=Agenda&itemId=188927&publishId=368380&isSection=false	March 25 / Local Emergency Terminated or Withdrawal of Gov's Order	On or before date rent due	Within one week of notice	"Six months from the date this Ordinance is effective or the withdrawal of Governor Newsom's Executive Order N-28-20"	Y / Y	
(San Diego County)	https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80ba3710	March 24 / May 31	15 days after rent due	Within 14 days after providing notice	3 months after June 1, with one-month extension based on further documentation	Y / Y	
San Francisco	https://sf.gov/sites/default/files/2020-03/032320_FifthSupplement.pdf AND https://sf.gov/sites/default/files/2020-03/MOHCDC%20eviction%20moratorium%20guidance_v01_20200318.pdf	March 23 / May 17 (commercial)/ June 21 (general eviction ban)	30 days after each time the tenant misses rent payment	Within 7 days after providing each notice	6 months after expiration of Order	Y / Y	Commercial eviction ban for businesses with gross receipts at or below \$25 million
San Gabriel	http://sangabrielcity.com/DocumentCenter/View/12770/Urgency-Ordinance-No-668	March 31 / 30 days after expiration of Governor's Order	14 days after rent due	14 days after rent due	180 days	Y / Y	Ordinance contains extensive just-cause provisions that allow for eviction despite order.
(San Joaquin County)	http://sanjoaquincountyca.ig2.com/Citizens/FileOpen.aspx?Type=1&ID=2325&Inline=True	March 24 / May 31	Not stated	Not stated	Not stated	Y / Y	
San Jose	https://www.sanjoseca.gov/home/showdocument?id=55723 AND https://www.sanjoseca.gov/home/showdocument?id=56534	March 17 / May 31	Before expiration of Notice of Termination	Not stated	Not stated	Y / N	Ordinance contains extensive just-cause provisions that allow for eviction despite order. Rent freeze through December 31.
San Leandro	https://sanleandro.legistar.com/LegislationDetail.aspx?ID=4400155&GUID=949B54DA-5C18-4F2F-97F7-22534B557720&FullText=1	March 23 / May 31 or expiration of Governor's order, whichever is later	30 days after rent due	30 days after rent due	90 days after expiration of City's moratorium	Y / Y	Also covers judicial foreclosures and evictions after foreclosure.
(San Luis Obispo County)	https://www.emergencyslo.org/en/resources/Current-Emergency-Information/Documents/Local-Emergency-Order-3-Corrected.pdf	March 18 / May 31	30 days after rent due	30 days after rent due	6 months after expiration of County emergency	Y / Y	
San Marcos	https://www.sanmarcos.net/home/showdocument?id=24393	March 24 / May 31	30 days after rent due	30 days after rent due			Retroactive to March 16
(San Mateo County) including incorporated areas	https://housing.smcgov.org/sites/housing.smcgov.org/files/Revised%20County%20Emergency%20Regulation%20%2020200324.pdf AND https://sanmateocounty.legistar.com/LegislationDetail.aspx?ID=4427872&GUID=F037C91E-4DCB-4E4D-8F75-6DC82F3CAF63&Options=&Search=	March 24 / May 31	14 days after tenant receives notice of rights provided by landlord, or later if reasonable	14 days after tenant receives notice of rights provided by landlord, or later if reasonable	90 days after City's Order expires, extendable up to 180 days	Y / N	As of April 28, no rent increase to COVID affected tenant. Must give county form with any rent increas.
Santa Ana	https://www.santaana.org/sites/default/files/cm/images/Executive%20Order%20on%20Evictions%20and%20Foreclosures.pdf	March 19 / May 31 or expiration of Governor's order, whichever is later	30 days after rent due	30 days after rent due	6 months after expiration of City emergency	Y / Y	Also covers foreclosures and residential rent freeze.
Santa Barbara	https://www.santabarbaraca.gov/documents/Temporary%20Eviction%20Moratorium%20Ordinance%20No.%205941%20032520.pdf	March 25 / May 31	20 days after rent due	20 days after rent due	Not stated	Y / Y	
(Santa Barbara County)	https://santabarbara.legistar.com/LegislationDetail.aspx?ID=4399974&GUID=DD6F7444-3C1D-4E02-98A6-7C7605C81B9A&Options=&Search=	March 24 / May 31	Not stated	Not stated	Not stated	Y / Y	
(Santa Clara County)	http://sccgov.ig2.com/Citizens/FileOpen.aspx?Type=4&ID=200524	March 24 / May 31	Not stated	"any time prior to execution of a judgment for possession"	120 days after termination of ordinance	Y / Y	

City or (County)	Order	Date/ Termination	Tenant time to give notice	Tenant time to give Proof	Time to Repay	Residential / Cml	Additional Information
Santa Clarita	https://www.santa-clarita.com/Home/ShowDocument?id=18069	March 31 / May 31	7 days after rent due	7 days after rent due	6 months after expiration of local emergency	Y / Y	Retroactive to March 4
Santa Cruz	http://www.cityofsantacruz.com/home/showdocument?id=79477	March 24 / May 31	Not stated	Not stated	Ordinance refers to 6-month period, but it doesn't appear	Y / Y	
(Santa Cruz County)	http://santacruzcountyca.igm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=1796&Format=Agenda	March 24 / May 31	Not stated	Not stated	Not stated	Y / Y	
Santa Maria	https://www.cityofsantamaria.org/home/showdocument?id=27196	April 8 /	30 days after rent due	30 days after rent due	6 months after expiration of local emergency	Y / Y	Also applies to no-fault evictions
Santa Monica	https://www.santamonica.gov/Media/Default/CMO/Third Revised Supplement 1.pdf	March 18 / June 30	30 days after rent due	30 days after rent due	12 months after expiration of order	Y / Y	Also applies to no-fault evictions. Does not apply to commercial tenants that are multi-national, publicly traded, or have more than 500 employees. LL must give T specific city notice or post near public entrance.
Santee	https://www.cityofsantee.ca.gov/home/showdocument?id=18597		30 days after rent due	30 days after rent due	6 months after end of emergency	Y / N	Also to no-fault.
Seal Beach	https://www.sealbeachca.gov/Portals/0/Images/COVID-19/Urgency%20Ordinance%20-%204.7.20.pdf	April 7 / End of local emergency	7 days after rent due	30 days after rent due	6 months after expiration of local emergency	Y / Y	
Scotts Valley	http://scottsvally.org/DocumentCenter/View/2075/Ordinance-194-COVID-19-Eviction-Moratorium-03-24-2020	March 24 / May 31	Before rent is due	Not stated	120 days after termination of ordinance	Y / Y	Requires tenant to pay portion tenant is able to pay.
(Shasta County)	https://shasta.novusagenda.com/ageandpublic/CoverSheet.aspx?ItemID=3671&MeetingID=263	March 19 / May 31	Not stated	Not stated	Not stated	Y / Y	
Simi Valley	https://www.simivalley.org/home/showdocument?id=22063	March 18 / May 31 or expiration of Governor's order, whichever is later	30 days after rent due	30 days after rent due	Not stated	Y / Y	
Solvang	http://www.cityofsolvang.com/AgendaCenter/ViewFile/Agenda/03302020-508	March 30 / May 31	20 days after rent due	20 days after rent due	6 months after expiration, monthly	Y / Y	
(Sonoma County)	https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=4400248&GUID=A163D704-E675-401E-B3CB-FDAA3D9F69E6&Options&Search	March 24 / 60 days after expiration of emergency orders	Not stated	Not stated	60 days after expiration of emergency orders	Y / N	
South El Monte	https://south-el-monte.granicus.com/MetaViewer.php?view_id=2&clip_id=2310&meta_id=141247	April 7 / Expiration of local emergency		14 days after rent due	180 days after expiration, commercial. 6 equal monthly installments beginning 30 days after rent due, residential	Y / Y	
South Pasadena	https://www.southpasadenaca.gov/home/showdocument?id=19573	March 18 / Expiration of City emergency	Not stated	Not stated	6 months after expiration of City emergency	Y / Y	
(Stanislaus County)	http://www.stancounty.com/bos/agenda/2020/20200331/DIS02.pdf	March 31 / May 31				Y / Y	Commercial means 50 employees or less. Unincorporated areas only.
Stockton	https://stockton.legistar.com/LegislationDetail.aspx?ID=4397250&GUID=306911E1-A421-48DB-92FC-7DF30F382BA5	March 17 / May 17	Not stated	Not stated	Not stated	Y / N	
Sunnyvale	https://sunnyvaleca.legistar.com/LegislationDetail.aspx?ID=4407258&GUID=9552EF8D-04F4-4D35-A78B-624C155EDD16&Options=&Search=	March 31 / Expiration of emergency	30 days after rent due	30 days after rent due	180 days after expiration of local emergency	Y / N	
Temple City	http://weblink.templecity.us/WebLink/DocView.aspx?dbid=0&id=106368&page=1&cr=1	March 31 / May 31 or expiration of Governor's authorizing order, whichever is later	7 days after rent due	7 days after rent due	6 months after expiration of City moratorium	Y / Y	City website suggests notice period is 10 days: http://www.templecity.us/DocumentCenter/View/14174/CV_Eviction_FAQs_FINAL
Thousand Oaks	https://www.toaks.org/home/showdocument?id=25986	March 24 / May 31	30 days after rent due	30 days after rent due	6 months after expiration of City emergency "or as directed by a court"	Y / Y	Also covers eviction following foreclosures.
Torrance	https://www.cityoftorranceca.com/uploads/2/5/8/3/25831498/2020-14_ratifying_public_order_1.pdf	March 16 / May 31	30 days after rent due	30 days after rent due	6 months after expiration of City emergency	Y / Y	Also covers foreclosures.

City or (County)	Order	Date/ Termination	Tenant time to give notice	Tenant time to give Proof	Time to Repay	Residential / Cml	Additional Information
Truckee	http://laserfiche.townoftruckee.com/webink/0/doc/59432314/Page1.aspx	March 25 / June 1		30 days after rent due	Until October 31	Y / N	
Union City	https://www.unioncity.org/DocumentCenter/View/3519/Final-Eviction-Moratorium-Ordinance-Union-City?bidId=	March 24 / May 31 or expiration of local or state emergency, whichever is later	10 days after rent due	10 days after rent due	90 days after expiration of moratorium	Y / Y	Also bans judicial foreclosure.
Upland REPEALED April 13	https://www.uplandca.gov/uploads/files/CityClerk/CC%20Packets/2020%20Packets/PACKET%20SPECIAL%20MARCH%2031%202020.pdf AND https://www.uplandca.gov/uploads/files/CityClerk/Other%20Postings/1939%20Urgency_Ordinance_Repealing_Eviction_Moratorium.pdf	March 31 / May 31	30 days after rent due	30 days after rent due	6 months after expiration of City emergency	Y / Y	Also bans judicial foreclosure.
Vacaville	https://vacaville.granicus.com/MetaViewer.php?view_id=5&clip_id=1672&meta_id=85740	April 14 / May 31	30 days after rent due	30 days after rent due	6 months after expiration of order	Y / Y	Landlord must give copy of ordinance to tenant
Vallejo	https://www.cityofvallejo.net/common/pages/DisplayFile.aspx?itemId=16557076	March 17 / Expiration of City emergency	Not stated	Not stated	Not stated	Y / Y	Also covers eviction following foreclosures.
Ventura	https://www.cityofventura.ca.gov/DocumentCenter/View/20857/Ordinance-2020-010-Emergency---Temporary-Eviction-Moratorium?bidId=	March 30 / End of local emergency	30 days after rent due	30 days after rent due	6 months after expiration of local emergency		Also applies to no-fault evictions
Watsonville	https://www.cityofwatsonville.org/DocumentCenter/View/13203/Eviction-Moratorium-Ordinance_March_23_2020-FINAL?bidId=	March 23 / May 31	Before rent is due	Not stated	6 months after expiration of City emergency	Y / Y (But appears limited to dwellings.)	Requires tenant to pay portion tenant is able to pay.
West Hollywood	https://www.weho.org/services/coronavirus-covid-19/renter-resources	April 6 / May 31	30 days after rent due	30 days after rent due	12 months after expiration of City emergency	Y / Y	
West Sacramento	https://www.cityofwestsacramento.org/home/showdocument?id=10842	March 18 / Termination of Governor's Order	Before rent is due	Not stated	Not stated	Y / Y	Requires tenant to pay portion tenant is able to pay.
Whittier	https://online.cityofwhittier.org/OnlineAgendaOnline/Documents/ViewDocument/REVISED%20PROPOSED%20URGENCY%20ORDINANCE%20(34572).pdf?meetingId=3072&documentType=Agenda&itemId=34572&publishId=15817&isSection=false	March 24 / Expiration of Governor's Order	On or before date rent due	30 days after rent due	120 days after expiration of Governor's Order	Y / Y	Requires tenant to pay portion tenant is able to pay.
Woodland	https://www.cityofwoodland.org/DocumentCenter/View/5442/Ord_1658-Urgency-Ordinance-Enacting-Temporary-Moratorium-on-Evictions	March 17 / May 16	30 days after rent due	30 days after rent due	6 months after expiration of City emergency	Y / N (separate commercial ordinance)	
Yolo	https://yoloagenda.yolocounty.org/docs/2020/BOS/20200407_3164/9737_2020-0318-Resolution%20on%20Evictions.pdf	March 24 / May 31	Not stated	Not stated	Not stated	Y / Y	