

March 30, 2020



Dear Davis Landlords,

On March 24, 2020, the Davis City Council adopted emergency [Ordinance 2575](#) to establish a temporary moratorium on evicting residential and commercial tenants unable to pay rent due to a loss of income caused by the Coronavirus Disease 2019 (COVID-19). This moratorium will end once the Governor's Executive Order N-28-20 issued on March 16, 2020 terminates on May 31, 2020, unless it is extended.

As a result of the COVID-19 public health emergency and the Yolo County Public Health Officer issuing a [countywide health order](#) for residents to shelter in place, many tenants in Davis have experienced or expect soon to experience sudden and unexpected income loss. Further economic impacts are anticipated in the coming weeks and months, leaving tenants vulnerable to eviction. Such impacts are also expected to be felt by the City's commercial tenants, most of which are now required to cease or substantially limit their operations for the duration of the pandemic.

During the period of local emergency declared in response to COVID-19, residential landlords may not initiate a no-fault eviction, unless immediately necessary because of a hazardous condition, which would not include any condition related to COVID-19.

Other provisions of the ordinance are:

- The tenant shall pay the portion of the rent, the tenant is able to pay.
- The tenant is not relieved of liability for unpaid rent, which the landlord may seek after the expiration of the local emergency.
- The tenant must pay back rent within six months of the expiration of the local emergency.

The tenant must notify the landlord in writing of the tenant's inability to submit documentation or pay full rent, due to impacts related to COVID-19, on or before 10 days following the date the documentation or rent is due. A tenant who is unable to pay full rent due to impacts related to COVID-19 must also provide documentation to support that claim within 30 days after the date that rent is due. "In writing" includes email or text communications to a landlord or the landlord's representative with whom the tenant has previously corresponded by email or text. For convenience, a [PDF fillable form](#) has been created for tenants to use for providing notice to their landlords. The form can also be accessed on the Rental Resources Program webpage: www.cityofdavis.org/rentalresources. Any medical or financial information provided to the landlord shall be held in confidence, and only used for evaluating the tenant's claim.

The residential tenant is not relieved of liability for the unpaid rent, which the landlord may seek after expiration of the local emergency. The tenant must pay within six months of the expiration of the local emergency. The exact terms of the repayment plan are to be agreed upon by the landlord and tenant. If no agreement is reached between the landlord and tenant, the total of all the delayed payments shall be repaid in six (6) equal payments, to be paid in thirty (30) day intervals, beginning

the day after the expiration of this ordinance. A landlord may not charge or collect a late fee for rent that is delayed for the reasons stated in this ordinance.

Impacts related to COVID-19 include, but are not limited to, the following:

1. A residential or commercial tenant's inability to submit documentation related to the tenancy as a result of administrative delays or other impacts of COVID-19; or
2. A substantial decrease in a residential or commercial tenant's household or business income as a result of any of the following: (1) being sick with COVID-19, or caring for a household or family member who is sick with COVID-19; (2) lay-off, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19; (3) compliance with an order or directive from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency; (4) extraordinary out-of-pocket medical expenses; or (5) child care needs arising from school closures related to COVID-19.

Please share this information with your tenants. For more information or questions, please contact the Rental Resources Program.

Non-essential City operations and offices are closed during the Shelter-in-Place Order. We are checking emails and phone calls, but please note it may take additional time to respond.

Thank you,

Rental Resources Program