City of Riverside Eviction Moratorium

The City of Riverside’s eviction moratorium ordinance prohibits eviction of any tenant for non-payment of rent who can demonstrate that the failure is related to COVID-19.

Note: CAA recommends that an attorney be used for preparation of any termination notices or eviction filings during the current local emergency.

Effective Date: The ordinance takes effect March 31.

Duration: The ordinance will remain in effect until the local emergency terminates. However, one provision in the ordinance suggests that the protection from eviction applies for only sixty (60) days after adoption; however, a later provision in the ordinance contradicts the 60-day limitation and states that the protection from eviction shall stay in place until the local emergency terminates.

Definition of Inability to Pay: The inability to pay must be supported by a justification outlined in Governor Newsom’s Executive Order N-37-20, which provides for an eviction moratorium where the tenant is unable to pay because: (1) The tenant was unavailable to work because the tenant was sick with a suspected or confirmed case of COVID-19 or caring for a household or family member who was sick with a suspected or confirmed case of COVID-19; (2) The tenant experienced a lay-off, loss of hours, or other income reduction resulting from COVID-19, the state of emergency, or related government response; or (3) The tenant needed to miss work to care for a child whose school was closed in response to COVID-19.

Deadline for Tenant to Provide Notice of Inability to Pay to Landlord: The tenant must provide written notice within seven (7) days after the rent came due.

Form of Notice/Type of Documentation: Written notice is required. The resolution does not expressly require the tenant to provide documentation to the landlord.

Duty to Pay Partial Rent: The tenant “should make an effort” to pay a portion of their rent.

Deadline for Payment of Rent Subject to Moratorium: The tenant is required to pay the deferred rent within 6 months after expiration of the local emergency declaration.

Limitation on Late Fees: The landlord cannot charge late fees for rent deferred under the ordinance.

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City of Riverside Additional Information