City of Mountain View Eviction Moratorium

Mountain View’s ordinance protect tenants from eviction for non-payment of rent if 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 took effect March 31, 2020. The order prohibits evictions for non-payment of rent for the duration of the local emergency if inability to pay is due to COVID-19. It applies to three-day notices for non-payment of rent and unlawful detainer actions based on those notices served or filed on or after March 31.

**Duration:** The ordinance is in effect until August 31, 2020, unless extended.

**Applicability:** The ordinance applies to all rental units in the City of Mountain View, including those units that are exempt from the city’s just cause provisions (for more information on those just cause provisions, click [here](#)).

**Definition of Inability to Pay:** The tenant must show a “substantial decrease in household income” from: “layoffs or a reduction in the number of compensable hours or work, a substantial decrease in business income caused by a reduction in opening hours or consumer demand, the need to care for a homebound children or sick household members or substantial out-of-pocket medical expenses; all of which are caused by the COVID-19 pandemic, or by any local, State, or Federal government response to COVID-19.”

**Deadline for Tenant to Provide Notice of Inability to Pay to Landlord:** The tenant must provide written notice of inability to pay no later than seven days after the rent due date. Documentation must be provided within 14 days of the rent due date.

**Form of Notice/Type of Documentation:** The notice from the tenant must be in writing (including text or email). The City of Mountain View has created a form that tenants may use to provide notice, but it is not required. Documentation includes, but is not limited to, letters from employers citing the COVID-19 pandemic or related government action as the basis for termination of employment or reduced work hours, paycheck stubs, bank statements, or letters or notifications from schools in which the tenant has a dependent enrolled regarding COVID-19-related closures.

**Late Fees:** Landlords are prohibited from charging late fees for past due rent related to the moratorium.

**Deadline for Payment of Rent Subject to Moratorium:** The tenant has up to 180 days following the expiration of the ordinance to repay any back due rent. Landlords and tenants are encouraged to contact the Mountain View Mediation Program to negotiate repayment plans (see [www.mountainview.gov/depts/comdev/preservation/mediationprogram.asp](http://www.mountainview.gov/depts/comdev/preservation/mediationprogram.asp)).
Local Just Cause Protected Units Must Still File Termination Notices with City Rental Housing Committee: Units subject to Mountain View’s just cause provisions must still file all termination notices, including 3-day notices to pay rent or quit, with the city’s Rental Housing Committee here. (For more information on those local just cause provisions, click here.)

Interaction with County Ordinance: Santa Clara County also adopted an ordinance that prohibits evictions of residential tenants in all cities and unincorporated areas of the County for non-payment of rent if inability to pay is COVID-19 related. See the CAA Summary of Santa Clara’s ordinance and consult with an attorney to determine which provisions apply to your property.

Mountain View Tenant Notice Form

Mountain View Eviction Moratorium Ordinance

Mountain View Eviction Moratorium Information
www.mountainview.gov/depts/comdev/preservation/rentstabilization/evictionmoratorium/default.asp