City of Rancho Cucamonga Eviction Moratorium

Rancho Cucamonga's ordinance prohibits taking any action during the period of Local Emergency to terminate a residential tenancy for non-payment of rent if inability to pay is COVID-19 related.

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

**Ordinance Passed by City Council:** March 18.

**Effective Date:** March 18.

**Duration:** The moratorium lasts until May 31, 2020, or until the Local Emergency ends, whichever is sooner.

**Definition of Inability to Pay:** “Substantial decrease in household or business income (including, but not limited to, substantial decrease in household income caused by layoffs or a reduction in the number of compensable hours of work, or a substantial decrease in business income caused by a reduction in opening hours or consumer demand), or substantial out-of-pocket medical expenses” 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 is required to provide notice of inability to pay full rent and documentation within 30 days after the date that rent is due.

**Form of Notice/Type of Documentation:** The notice must be in writing (including text or email) and include documentation to support the claim. Specific types of acceptable documentation are not specified.

**Deadline for Payment of Rent Subject to Moratorium:** The ordinance provides for a six-month repayment period after the end of the Local Emergency.

**Prohibition on Late Fees:** Six months after the end of the Local Emergency, a landlord may charge or collect a late fee for delay rent that is unpaid.

**Rancho Cucamonga COVID-19 Page:**
https://www.cityofrc.us/coronavirus

**Rancho Cucamonga Housing Resources:**
https://www.cityofrc.us/sites/default/files/2020-03/Housing%20Resources%203-25%20Update%2020%281%29.pdf

**Rancho Cucamonga Eviction Moratorium Ordinance:**
https://rcdocs.cityofrc.us/WebLink/DocView.aspx?id=562132&searchid=42eb98be-1c78-4009-9c4c-6e7e16e0fc30&dbid=0&repo=RanchoCucamonga&cr=1