City of Rancho Cucamonga Eviction Moratorium

Rancho Cucamonga’s ordinance prohibits taking any action 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. As of June 4, the City Council has not extended the ordinance, which means the rent deferral period has expired.

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. Note: though the rent deferral provisions of the ordinance have expired, a tenant who deferred rent pursuant to the ordinance is not required to begin repaying that rent until the local emergency period ends.

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