Sacramento County Eviction Moratorium

Sacramento County's eviction moratorium ordinance protects tenants in the unincorporated areas of the county from eviction for non-payment of rent if related to COVID-19. If a tenant complies with the requirements of the ordinance, the landlord cannot serve a notice to pay rent or quit while the moratorium remains in effect.

The Board of Supervisors passed a resolution to discourage such evictions on March 24, 2020, but did not have the votes to pass an urgency ordinance. The binding ordinance passed on April 1 took effect on May 1, 2020.

**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 May 1.

**Duration:** The ordinance remains in effect until the expiration of the Governor’s Executive Order N-28-20 (currently in effect through July 28, 2020), including any extensions.

**Definition of Inability to Pay:** A tenant’s loss of income due to any of the following: (a) tenant is or was sick with COVID-19 or caring for a household or family members who is or was sick with COVID-19; (b) tenant is experiencing or experienced a lay-off, loss of hours, or other income reduction resulting from COVID-19 or the state of emergency; (c) tenant’s compliance with a recommendation from a government agency to stay home, self-quarantine, or avoid congregating with others during the state of emergency; and (d) tenant’s need to miss work to care for a home-bound school-age child.

**Deadline for Tenant to Provide Notice of Inability to Pay to Landlord:** The tenant must provide written notice of inability to pay before the rent is due. The tenant must also pay as much rent as the tenant is able on the due date.

**Form of Notice/Type of Documentation:** The notice from the tenant must be written. The tenant must provide verifiable documentation. No deadline is specified.

**Deadline for Payment of Rent Subject to Moratorium:** The tenant has up to 120 days after the expiration of the ordinance to repay any back due rent.

**Sacramento County Eviction Moratorium Ordinance:**