City of Santa Clarita Eviction Moratorium

The City of Santa Clarita eviction moratorium prohibits the eviction of residential tenants for non-payment of rent if inability to pay is COVID-19 related and includes some restrictions on “no fault” evictions.

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

Enacted by City Council: March 31
Effective Date: March 31
Duration: The moratorium lasts through June 30, unless extended.

Definition of Inability to Pay: The tenant must show “a substantial decrease in household or business income” caused by the COVID-19 pandemic, or by any local, state or federal government response to COVID-19, which includes: (1) substantial decrease in household income caused by layoffs or a reduction in the number of compensable hours of work, (2) substantial decrease in business income caused by a reduction in opening hours or consumer demand, (3) substantial out-of-pocket medical expenses, (4) a lost household income as a result of caring for minor children affected by school, preschool and/or childcare closures.

Deadline for Tenant to Provide Notice of Inability to Pay to Landlord: The tenant is generally required to provide notice and documentation within seven (7) days after the rent was due, but a later notice may be acceptable if “extenuating circumstances exist.”

Form of Notice/Type of Documentation: The ordinance does not specify a specific form for the notice of inability to pay or documentation. Documentation need only be provided “to the extent available.”

Deadline for Payment of Rent Subject to Moratorium: Tenants have nine (9) months following expiration of the ordinance to pay back the unpaid rent.

Limitations on other Charges: Late fees may not be charged or collected for rent delayed subject to this ordinance.

Limitations on No Fault Evictions: The ordinance states that any 3-day notices to pay rent or quit and no fault eviction notices served prior to the effective date of the ordinance, but not expired as of the effective date, are “automatically deemed served” upon the expiration of the ordinance. Another provision states the ordinance applies to “no fault” evictions, but nothing in the ordinance expressly restricts the service of notices to termination of tenancy based on “no fault” reasons.