City of Santa Cruz Eviction Moratorium

The eviction moratorium ordinance in the City of Santa Cruz prohibits eviction of any tenant who has received at three-day notice for non-payment of rent and can demonstrate that the non-payment is related to a substantial loss of income or substantial out-of-pocket medical expenses 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 takes effect March 24.

**Duration:** The ordinance will remain in effect until June 30, 2020.

**Definition of Inability to Pay:** A substantial loss of income from (a) a job loss; (b) layoffs; (c) a reduction in the number of compensable hours of work; (d) a store, restaurant, office, or business closure; (e) a substantial decrease in business income caused by a reduction in opening hours or consumer demand; (f) the need to miss work to care for a home-bound school-age child or a family member infected with the coronavirus; or (g) other similarly-caused loss of income that resulted from the pandemic; or substantial out-of-pocket medical expenses related to the pandemic.

**Deadline for Tenant to Provide Notice of Inability to Pay to Landlord:** The ordinance does not specify a deadline – the tenant must demonstrate that the failure to pay rent is directly related to an allowed reason to defend against eviction.

**Form of Notice/Type of Documentation:** Not specified.

**Deadline for Payment of Rent Subject to Moratorium:** The ordinance does not specify a deadline for repayment. The ordinance does allow the landlord and tenant to agree to a repayment plan that extends up to six months. The starting point for the six-month period is not specified.

**City of Santa Cruz Eviction Moratorium Ordinance**
[www.cityofsantacruz.com/home/showdocument?id=80426](http://www.cityofsantacruz.com/home/showdocument?id=80426)

**City of Santa Cruz Additional Information**