Santa Cruz County Eviction Moratorium

The eviction moratorium ordinance for Santa Cruz County will protect tenants in the unincorporated areas of the county from eviction for non-payment of rent if 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 May 31, 2020.

**Definition of Inability to Pay:** A substantial loss of income from (a) a job loss; (b) layoffs; (c) 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.

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santacruzcountyca.igm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=1796&Format=Agenda