Vallejo Eviction Moratorium

Vallejo’s executive order prohibits eviction of any tenant based on non-payment of rent due to a substantial decrease in household or business 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 eviction moratorium took effect March 17.

Duration: The moratorium remains in effect for the duration of the local emergency.

Definition of Financial Impacts Related to COVID-19: A substantial decrease in household or business income (including, but not limited to, a substantial decrease in household income caused by layoffs or a reduction in the number of compensable hours of work, or a substantial decrease in household income caused by layoffs or a reduction in the number of compensable hours of work, or as substantial decrease in business income caused by a reduction in opening hours or consumer demand), or substantial out-of-pocket medical expenses related to COVID-caused by the COVID-19 pandemic, or by local, state or federal government response to COVID-19 and is documented.

Deadline for Tenant to Provide Notice and Documentation of Inability to Pay to Landlord: Not specified. Tenant may raise as defense to eviction.

Documentation Requirement: Not specified.

Deadline for Payment of Rent Subject to Moratorium: Not specified. This means that if the rent is unpaid when the moratorium expires, the landlord can take action to evict for non-payment.

Interaction with County Ordinance: Solano County also adopted an ordinance that prohibits evictions of residential tenants for non-payment of rent if inability to pay is COVID-19 related. Any provisions of the county ordinance that are more protective of tenants apply in cities, including San Jose. Rental housing providers should consult with an attorney to determine which provisions apply to their property.

Vallejo Eviction Moratorium Order
www.cityofvallejo.net/common/pages/DisplayFile.aspx?itemId=16557076