Fullerton Eviction Moratorium

Fullerton’s ordinance 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 ordinance took effect March 26, 2020. The ordinance applies to any rent due on or after March 4, 2020.

**Duration:** The moratorium remains in effect and is extended automatically upon extension of Governor’s Executive Order N-28-20 (currently in effect through July 28, 2020), including any extensions.

**Definition of Financial Impacts Related to COVID-19:** Substantial decrease in household or business income (including but not limited to: (a) a substantial decrease in household income caused by layoffs or a reduction in the number of compensable hours of work; (b) a substantial decrease in business income caused by a reduction in operating hours or consumer demand; (c) a substantial decrease in household or business income caused by compliance with a recommendation from a federal, California, or Orange County health authority to stay home, self-quarantine, or avoid congregating with others; (d) a substantial decrease in household or business income due to child care needs arising from school closures related to COVID-19; and (e) a substantial decrease in household or business income caused by a tenant having COVID-19 or caring for someone with COVID-19) caused by the COVID-19 pandemic; or by any local, county, state, or federal government response to COVID-19; or substantial out-of-pocket medical expenses caused by the COVID-19 pandemic; or by any local, county, state, or federal government response to COVID-19.

**Deadline for Tenant to Provide Notice and Documentation of Inability to Pay to Landlord:** The tenant must provide written notice and documentation within 30 days after the rent is due.

**Documentation Requirement:** The type of documentation that is required is not specified.

**Deadline for Payment of Rent Subject to Moratorium:** 180 days from the expiration of the ordinance.

**Prohibition on Late Fees:** A landlord may not seek to recover late fees for rent that is delayed due to the financial impacts of the COVID-19 pandemic.

**Fullerton Eviction Moratorium Ordinance, FAQ, Checklist and Sample Letter**