



EMERGENCY RENTAL ASSISTANCE PROGRAM

Eviction Protection Information

Here are some things you need to know
about the State and City of Fresno's eviction moratorium

CRITERIA FOR TENANT PROTECTION

Under the City of Fresno's Eviction Moratorium, if you cannot pay your rent because of a COVID-19 related impact, then you are protected against eviction. However, there are several steps that a tenant must take in order to be protected.

- **You must** notify your landlord in writing
- **You must** provide documentation to your landlord showing the COVID-19 impact

Q Can I be evicted for Non-Payment?

A NO- so long as the non-payment of rent was caused by a COVID-19 related impact.

Q Can my Landlord charge late fees, interest or penalties?

A NO- interest, late fees or other penalties shall not accrue or be owed as a result of rent deferrals

Q Does this apply to my Commercial Property?

A YES- the City of Fresno's eviction moratorium applies to commercial tenants.

Q Am I required to notify my landlord that I cannot pay my rent due to COVID-19?

A YES- a tenant must notify their landlord every month in writing (email, letter, text) that they cannot pay rent due to a COVID-19 impact. Within 10 days of this notice, the tenant must provide documentation showing they cannot pay rent

State of California AB 3088 & SB91

Tenant, Homeowner and small landlord relief and stabilization act of 2020 and COVID-19 Tenant Relief Act

AB3088 was signed into law to address what was expected to be an overwhelming number of residential evictions resulting from the COVID-19 pandemic. On January 29, 2021, Governor Newsome signed SB91 extending eviction protections to COVID-19 impacted tenants.

Q What is the expiration date of the program?

A SB91 extends tenant protections through June 30, 2021

SB 91 Information

- Available to any tenant who timely attests under penalty of perjury that they have not been able to pay full rent due to COVID-19 related circumstances
- If a tenant pays at least 25% of their rent owed between September 2020 and June 2021, they are permanently protected from eviction for not paying their full rent during that period. However they will still owe their landlord all unpaid rent
- Landlords may still proceed with certain other types of "just cause" evictions unrelated to a tenant's failure to pay rent
- It is very important that you provide the signed declaration within 15 business days or an eviction proceeding may be filed against you

City of Fresno Eviction Moratorium

Residential and Commercial Eviction Defense for Non-Payment of Rent Due to COVID-19

The City of Fresno's Eviction Moratorium will expire at the end of the Local Emergency. Commercial tenants will have an **extra 90 days following the termination**

Q How do I get help?

A The City of Fresno's Emergency Rental Assistance Program

Funding from the Federal and State government is available for households with income at or below 80% Area Median Income as well as households unemployed for the preceding 90 days at the time of application. Landlords can choose to accept 80% of any unpaid rent owed from April 1, 2020 through March 31, 2021.

The remaining 20% must be forgiven. To apply online visit:

<http://era.fresno.gov/>

For more information visit:

<https://www.fresno.gov>

Additional Resources

Attorney Referral & Information Service of the Fresno County Bar Assn.

(559) 570-1200
1221 Van Ness Avenue, Suite 300
Fresno, CA 93721

Central California Legal Services, Inc

(559) 264-0137
2115 Kern Street, Suite 1
Fresno, CA 93721

Fresno County Superior Court

(559) 457-1900
<https://tinyurl.com/44kkc873>