

COVID-19 EMERGENCY EVICTON PROTECTION

State Executive Order N-28-20:

- Suspends state preemption of local government's ability to limit residential and commercial evictions, only when:
 - The basis for the eviction arises out of a substantial decrease in household or business income;
 - Caused by COVID-19 or a government response to COVID-19, and is documented.

Fresno Emergency Ordinance of 3/19/20:

- Residential tenants shall not be evicted due to loss of income related to a business closure, loss of hours or wages, layoffs, or out-of-pocket medical costs caused by COVID-19.
- Commercial landlords may not evict tenants for nonpayment of rent for tenants whose businesses are closed (voluntarily or by mandate) to prevent or reduce the spread of COVID-19.
- A tenant must notify their landlord they cannot pay rent due to a COVID-19 related impact, and then provide the landlord documentation within one week of their giving notice to the landlord.
- Tenants will have up to six months after the termination of the emergency declaration to repay back-due rent.
- The local moratorium is in effect for 30 days (from 3/19/20) and is subject to extension by the Council.