



COVID-19 Eviction Moratorium

Required Notice

NOTICE TO COMMERCIAL TENANTS & LANDLORDS: City of Fresno COVID-19 Eviction Moratorium applies to your property. The moratorium stops many commercial evictions for non-payment of rent. The moratorium is in effect through April 18, 2020, and the City Council may extend it. For additional information regarding the moratorium visit www.fresno.gov.

If you are a tenant, the ordinance provides you with temporary protection from evictions for non-payment of rent.

TENANT RESPONSIBILITY



Notify landlord of your inability to pay rent

If you are unable to pay your rent, you should notify your landlord as soon as possible. The City recommends you keep a copy of this notification.

Example of a notification:

My name is John Doe. I'm renting 123 Main Street, ste 45, in Fresno. I intend to seek protection against eviction for non-payment of rent under the Fresno eviction moratorium. My business has been impacted due to COVID-19.

If your landlord serves you with an eviction notice (unlawful detainer), you or your attorney may raise this moratorium as an affirmative defense in the unlawful detainer court action.

Please note:

- The rent is deferred, not waived. This means you still owe the money, but you get extra time to pay it.
- The City cannot provide tenants with legal advice or representation.

No interest, late fees, or other penalties for rent deferrals for a COVID-19 related impact

1 Notify the landlord of the specific way in which you have been impacted by COVID-19

Examples of COVID-19 impacts:

- Business Closure
- Loss of Revenue

2 Provide documentation of loss of revenue due to COVID-19

Examples of documentation:

- Notice to Immediately Cease Operations issued by the City requiring closure of business
- City's Non-Essential Business List, if the type of business is listed as non-essential
- Statements showing revenue before and after the outbreak