

October 2020 Housing Law Fact



The California COVID-19 Tenant Relief Act of 2020, also known as AB 3088, was signed into law on September 1, 2020. Under this law, renters who experience economic hardship because of the impacts of COVID-19, may not be evicted for failing to pay their full rent from March 1, 2020, through January 31, 2021 if they follow certain procedures.

- If any rent was unpaid between March 1 and August 31, 2020, each renter must submit a declaration of hardship to their landlord, explaining that COVID-19 affected their ability to pay rent. Then they may never be evicted for failure to pay that overdue rent.
- Between September 1, 2020 and January 31, 2021, a renter who submits a declaration of hardship to their landlord each month AND pays at least 25% of the rent due for each month, can never be evicted for failure to pay the rest of the rent.
 - Even if a renter cannot pay 25% of their rent, they cannot be evicted for failing to pay rent until February 1, 2021.

Tenants being evicted for reasons that aren't related to nonpayment of rent, *may* be able to stay in their unit under "just cause protections" which last until February 1, 2021. Or they may also be able to stay in their unit under the CDC moratorium which lasts until December 31, 2020. **In addition, there may be local city or county laws that offer tenants greater protections.** These laws can be complicated, so if you are working with a tenant who receives an eviction notice of any kind, contact your local legal aid office, which you can locate here www.lawhelpca.org.

A brief information sheet explaining AB 3088 in greater detail, endorsed by a broad coalition of housing and legal aid agencies across California, is attached here. A second attached sheet, from California For All, describes what counts as "financial distress" under AB 3088.

Please contact Janani Ramachandran, Attorney at FVAP's Housing and Employment Justice Program, at janani@fvapl原因.org if you have any questions about housing or employment legal rights. Check out FVAP's website for on-demand webinars, tip-sheets and toolkits at <http://fvapl原因.org/self-help-legal-tools/> password FVAPtrainings6.