



## Anaheim Eviction Moratorium

- **What:** now concluded city urgency ordinance and city manager executive orders that prohibited evicting residential or commercial renters who could not pay rent due to impacts from coronavirus; replaced by federal and state protections
- **Concluded:** Sept. 30, 2020
- **Effective periods:**
  - **First adopted:** March 24, 2020, through May 31, 2020
  - **Extended:** from May 31, 2020, through June 30, 2020
  - **Reinstated:** Aug. 12, 2020, through Sept. 30, 2020
- **Continued protections:** Anaheim renters continued to be protected under California law and a federal order on evictions
  - ▶ *See state and federal protections below*
- **Deferred rent due date under Anaheim moratorium:** Oct. 31, 2020
  - ▶ *See superseding state protections below*
- **How eviction moratorium worked:**
  - Tenants notified landlords of need for delayed payment in writing before or within seven days after rent was due
  - Tenants provided proof of reduced income due to coronavirus
  - Tenants paid portion of rent they are able to pay
  - *Now superseded by state law provisions*
- **Anaheim eviction moratorium repayment:**
  - Repayment plan worked out and agreed to by landlord and tenant
  - If agreement can't be reached, rent is paid back in equal monthly payments starting Oct. 31, 2020
  - No late fees, interest or other penalties can be charged by landlord
  - *Now superseded by state law provisions*



## State Protections

- **California protections:** statewide eviction relief law, effective Feb. 2, 2021, protecting renters through June 30, 2021
- **September 2020-June 2021:**
  - Tenants must provide landlords declaration of financial distress due to pandemic
  - Tenants must pay 25 percent of rent for period to be protected from eviction
  - Tenants can pay the equivalent of that in a lump-sum payment by June 30, 2021.
  - If 25 percent of rent not paid, renters can be evicted starting July 1, 2021
- **April 2020-March 2021:**
  - Starting Aug. 1, 2021, landlords can pursue unpaid rent from April 2020 through March 2021 in small claims court
  - Renters can be held responsible for rent as civil debt for period
  - Renters *cannot* be evicted for missing rent from April 2020 through March 2021
- **Rental Assistance:**
  - Landlords can apply for state payment covering 80 percent of unpaid rent from April 2020 through March 2021 if they agree to forgive remaining 20 percent
  - Renter households can apply for state payment of 25 percent for rent owed from April 2020 through March 2021, even if their landlord opts not to participate in rental assistance program



## Federal Protections

- **Centers for Disease Control:** federal agency order halting residential evictions
- **September 2020-June 2021:** residential renters cannot be evicted for not paying rent
- **Who:** renters who made no more than \$99,000 in annual income in 2020, or no more than \$198,000 if filing taxes jointly
- **How:** each person listed on the lease or other rental agreement must fill out and submit a declaration form to their landlord
- **First adopted:** Sept. 4, 2020
- **First extended:** Dec. 29, 2020
- **Next extended:** Jan. 20, 2021