



EXPIRED:
Temporary Moratorium on Residential and Commercial Evictions:
Effective Through May 31, 2020

On March 24, 2020, the Scotts Valley City Council approved a temporary moratorium on evictions of commercial and residential tenants due to non-payment of rent when the inability to pay rent is caused by income or business losses, or substantial medical expenses, related to the COVID-19 pandemic. The moratorium was passed to protect safety, welfare and public health by reducing further economic destabilization, loss of housing, businesses and jobs opportunities in Scotts Valley from COVID-19.

The City's Urgency Ordinance No. 194, which established the moratorium, will prohibit evictions resulting from financial hardships from COVID-19 **effective immediately through May 31, 2020**. The moratorium is not retroactive.

For this eviction prohibition to apply, a commercial or residential tenant must:

Suffer a substantial loss due to COVID-19 from at least one of the following:

- Job loss
- Layoff
- Reduction in the number of compensable hours of work
- Store, office or business closure
- Substantial decrease in business income cause by reduction of open hours or consumer demand
- The need to miss work to care for a home-bound school-aged child or family member infected with the coronavirus
- Other similarly caused loss of income that resulted from COVID-19
- Substantial out-of-pocket medical expenses related to COVID-19; and
- Notify the landlord in writing (includes email and text) before the rent is due that the tenant has an eligible reason for delayed or reduced payment; and
- Provide the landlord with verifiable documentation to support the reason for the delayed or reduced payment; and
- Pay the portion of rent that the tenant is able to pay.

Tenants who are afforded this eviction protection will have up to 120 days after the termination of this ordinance (termination is May 31, 2020) to pay their landlord all unpaid rent.

Landlords are not prohibited from evicting a tenant for reasons other than those outlined in the Ordinance.

The [Urgency Ordinance No. 194 can be found here](#).