

- WHEN**
- Effective March 23, 2020 until May 31, 2020, or until the emergency is terminated, whichever is earlier
- WHAT**
- Local ordinance enacting California Governor Newsom’s Executive Order N-28-20 which temporarily prohibits and suspend residential and commercial evictions arising from loss of income or substantial medical expenses related to the Corona Virus Pandemic (COVID-19).
- FOR LANDLORD**
- Landlord cannot evict a residential or commercial tenant for nonpayment of rent if the tenant cannot pay due to financial impacts related to COVID-19
 - Nothing in this ordinance shall restrict a landlord’s ability to recover rent due
- FOR TENANT**
- This does not relieve the tenant of liability for the unpaid rent, which the landlord may seek after expiration of the local emergency
 - Tenant must inform landlord of inability to pay rent:
 - In writing (includes text & email) of lost income
 - Provide documentation to support claim
 - Financial impacts related to COVID-19 include, but not limited to tenant lost household income as a result of:
 - Being sick with COVID-19 or caring for a household or family member who is sick with COVID-19
 - Lay-off, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19
 - Compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with other during the state of emergency
 - Extraordinary out-of-pocket medical expenses
 - Child care needs arising from school closures related to COVID-19
 - Similarly-caused loss of income that resulted from the pandemic
 - This ordinance shall be liberally construed to provide the broadest possible protection for tenants in the unincorporated area of the County

The Santa Barbara County Ordinance language can be found at:

<http://countyofsb.org/housing/UrgencyOrdinance.sbc>