

# COUNTY MORATORIUMS ON TENANT EVICTIONS

## (FEDERAL — CALIFORNIA — SAN DIEGO COUNTY)

See the official list on our website at [www.sdvoice.info](http://www.sdvoice.info), or go to [www.sandiego.gov](http://www.sandiego.gov) and search under “MORATORIUMS ON TENANT EVICTIONS.PDF.”

Moratorium Order	United States	State of California	County of San Diego	City of San Diego	City of San Marcos	City of Chula Vista	City of Oceanside	City of Imperial Beach	City of Santee
Approval/Effective Date	3/27/20	3/27/20	3/27/20	3/25/20	3/24/20	3/17/20	3/26/20	3/17/20	3/25/20
Expiration Date	7/25/20	5/31/20	5/31/20	5/31/20	5/31/20	For duration of declared, local emergency	5/31/20	Until declared local emergency ends, state law preempts the resolution, or 5/31/20, whichever occurs first	In effect during the period of the local emergency declaration (declared 3/18/20)
Applies to residential tenants	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Applies to commercial tenants	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No
Applies to tenants whose income and ability to pay rent have been affected by the COVID-19 pandemic	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Does the order apply to every residential tenant unit type (ie, rent a room, garage, etc) or how long they’ve lived there?	Applies to tenants of housing developments with “federally-backed mortgages.” See <a href="http://sandiego.gov">sandiego.gov</a> for more details	Yes	Yes	Yes	Yes	Yes. Specifically includes mobile homes as a protected residential type	Yes	Yes	Yes
Required Written Notice to landlord of inability to pay all or some of the monthly rent	Not specific language, but is assumed “Yes”	Yes. Before the rent is due, no later than 7 days of due date. Letters, texts, & email okay	On or before rent due date. Letters, texts, & email okay	On or before rent due date. Letters, & email okay	Within 30 days of rent due date. Letters, texts, & email okay	Within 30 days after rent due date. Letters, texts, & email okay	Landlord must be notified prior to rent due date. Letters, texts, & email okay	Landlord must be notified within 30 days after rent due date. Letters, texts, & email okay	Landlord must be notified within 30 days after rent due date.
Documentation must be submitted to confirm inability to pay rent	Not specific language, but it is assumed to be “yes”, documentation will be required	Yes. No later than the time upon payment of back-due rent	Yes. Within 7 days of the written notice to landlord/agent	Yes. Within 7 days of the written notice to landlord/agent	Yes. Within 30 days of your rent being due	Yes . Documents must be submitted within 30 days after rent is due	Yes. Documents must be submitted within 7 days of the date the notice is provided to the landlord, and paid the amount of rent the tenant is able to pay	Yes. Document must be submitted within 30 days after rent is due	Yes. Documents must be submitted within 30 days after rent is due
Tenants must repay unpaid rent amounts	Yes. Paid in full by end of the deferment period of 120 days	Yes	Yes. Within 3 months of June 1, 2020. One month add’l extension w/notice & documentation. if still unable to pay due to COVID-19 by 9/1/20	Yes. Within 6 months of the Mayor’s proclamation of a local emergency (3/12/20)	Yes. Deferred until after 5/31/20. No specific repayment time frame. Assumed to be due in full by June 1, 2020	Yes. Within 6 months of the emergency’s expiration	Yes. No specified repayment window. Rent assumed due by June 1, 2020. All owed rent is due upon move out.	Yes. Within 6 months of the emergency’s expiration	Yes. Within 6 months of the expiration of the local emergency