

City of Long Beach Moratorium on Commercial and Residential Evictions due to COVID-19

Due to the substantial economic impacts of COVID-19, the Long Beach City Council has enacted an ordinance designed to protect renters during the pandemic. The ordinance prohibits landlords from evicting tenants who fail to pay rent due to economic impacts related to COVID-19, such as substantial loss of income or increased medical expenses.

Who does the Long Beach Eviction Moratorium apply to?

The prohibition of evictions applies to both **residential** and **commercial** tenants in Long Beach who:

1. Have experienced a loss of income, work hours, or employment due to COVID-19 or government response to the outbreak
2. Had to miss work to care for a child whose school was closed due to COVID-19
3. Are unavailable for work due to a suspected or confirmed case of COVID-19 or are caring for a household member with a case of COVID-19

How long does the moratorium stay in effect?

Long Beach's ordinance is applicable to rent due between March 4th, 2020 and May 31st, 2020.

What actions should tenants take if they are unable to pay their rent?

Tenants are required to notify their landlords that they are unable to pay rent before the expiration date of any pay-or-quit notice issued as a result of non-payment of rent. Tenants who notify their landlords must provide documentation illustrating 1) a substantial decrease in business or household income or 2) out of pocket medical expenses.

Will tenants be liable for any unpaid rent in the future?

Although evictions are prohibited for failure to pay rent, *tenants are still required to repay any missing or unpaid rent*. Renters are asked to pay as much as they can as soon as possible; the City of Long Beach strongly encourages that tenants establish an alternative payment plan with their landlords for the duration of the COVID-19 crisis. The outstanding balance of rent payments between March 4th to May 31st must be repaid by November 30th, 2020.

How are late fees being handled?

Under the Long Beach eviction moratorium, tenants are not required to pay any late charges for delayed rent over this period.

How will rent payments work following the expiration of the ordinance?

After May 31, 2020, rent payments will return to the full terms originally agreed upon by property owners and tenants. If any rent payment is not made in full after May 31, 2020, property owners are entitled to require tenants to pay the full unpaid rent balance immediately.

How is the eviction moratorium being enforced?

Any pay-or-quit notices served between March 25 and May 31, 2020 are required to include language notifying tenants of COVID-19-related eviction protections and instructions for notifying property owners.

How is Long Beach's policy different from the California Executive Order regarding evictions?

The Governor's Executive Order issued on March 27th also bans evictions due to economic impacts of COVID19, and the State order also applies through May 31st, 2020. However, the Executive Order only puts a moratorium on evictions starting March 27th, whereas the Long Beach order extends protections retroactively to March 4th.

Additionally, the Executive Order mandates that tenants notify their landlords up to 7 days past the rent due date; in the Long Beach policy, tenants are required to submit notice before the expiration of their 3-day pay-or-quit notice.

What resources are available for rental property owners?

The Downtown Long Beach Alliance is closely monitoring federal and state legislation addressing mortgage relief for property owners. Recent state developments include a 90-day grace period on mortgage payments to those economically impacted by COVID-19. At the federal level, the recently passed CARES Act includes \$377 billion in funding for small businesses, including property owners. Long Beach is currently developing its own Economic Relief Package, which is expected to include partnerships with lenders to prohibit foreclosures and halt mortgage payments.

Where can I find additional resources for Long Beach Businesses and Residents?

- Downtown Long Beach Alliance's [We're All In This Together COVID-19 support page](#), which includes resources specific to Downtown
- The City of Long Beach's [Economic Development Page](#) has resources and information for businesses, employers, and property owners.
- Financial resources and FAQs regarding California guidelines can be found on the state's [COVID-19 Financial Response page](#)
- The [US Small Business Administration Page](#) has details on loan programs, including newly created funds from the Coronavirus Aid, Relief, and Economic Security (CARES) Act approved by Congress.