

## Housing Protection Measures

As of May 28, 2020

	Judicial Council Emergency Rule 1	Judicial Council Emergency Rule 2	California Governor Executive Order N-37-20	Sonoma County COVID-19 Eviction Defense Ordinance
<b>EFFECTIVE DATE</b>	April 6, 2020	April 6, 2020	March 27, 2020	March 24, 2020
<b>EXPIRATION DATE</b>	Remains in effect until 90 days after Governor lifts declaration of State of Emergency.	Remains in effect until 90 days after Governor lifts declaration of State of Emergency.	Remains in effect through May 31, 2020, unless extended.	Remains in effect until 60 days after the Sonoma County Public Health Emergency and Local Emergency Orders are no longer in effect.
<b>SCOPE</b>	All residential and commercial rentals.	All judicial actions for foreclosures on mortgages and deeds of trust.	All residential rentals, provided that residential tenant meets eligibility requirements.  Does not address commercial properties.	All residential rentals, provided that residential tenant meets eligibility requirements.  Also includes constructive evictions.  Does not address commercial properties.
<b>ELIGIBILITY FOR PROTECTIONS</b>	All residential and commercial tenants	All persons in judicial foreclosure proceedings	Residential tenants unable to pay full amount of rent due to reasons related to COVID-19.  Includes tenants who:	Residential tenants who demonstrate that their failure to pay rent results from a substantial loss of income or substantial out-of-pocket medical expenses associated with the COVID-

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			are unable to work because they were sick with a suspected or confirmed case of COVID-19 or caring for a household or family member who was sick with a suspected or confirmed case of COVID-19; experienced a lay-off, loss of hours, or other income reduction resulting from COVID-19, the state of emergency, or related government response; needed to miss work to care for a child whose school was closed in response to COVID-19.	19 pandemic or any local, state, or federal government response to the pandemic.  Includes, but is not limited to, tenants who have incurred substantial out-of-pocket medical expenses due to COVID-19 or have suffered a substantial loss of income from job loss; layoffs; reduction in number of compensable hours of work; tore, restaurant, office or business closure; substantial decrease in business income due to reduction in opening hours or consumer demand; missing work to care for a home-bound school-age child or family member infected with COVID-19

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<b>PROCEDURAL STEPS TO PROTECTION</b>	None	None	<ul style="list-style-type: none"> <li>a. Prior to the date of the Executive Order, tenant paid rent due to the landlord pursuant to an agreement.</li> <li>b. Tenant notifies landlord in writing before or within 7 days after rent is due that tenant needs to delay all or some payment of rent because of an inability to pay due to reasons related to COVID-19.</li> <li>c. Tenant retains verifiable documentation to support tenant's assertion of an inability to pay due to COVID-19. The Executive Order does not require that that documentation be provided to the landlord.</li> </ul>	<ul style="list-style-type: none"> <li>a. Tenant must demonstrate substantial loss of income or substantial out-of-pocket medical expenses through documentation or other objectively verifiable means.</li> <li>b. Tenant must share the documentation with the property owner "for the sole and limited purpose of supporting the owner's claim for mortgage relief."</li> </ul>