

Housing Protection Measures

As of June 17, 2020

	Judicial Council Emergency Rule 1	Judicial Council Emergency Rule 2	California Governor Executive Order N-28-20	California Governor Executive Order N-37-20	Sonoma County COVID-19 Eviction Defense Ordinance
EFFECTIVE DATE	April 6, 2020	April 6, 2020	March 16, 2020	March 27, 2020	March 24, 2020
EXPIRATION DATE	Remains in effect until 90 days after Governor lifts declaration of State of Emergency, or until amended or repealed by the Judicial Council.	Remains in effect until 90 days after Governor lifts declaration of State of Emergency, or until amended or repealed by the Judicial Council.	Originally in effect through May 31, 2020. Extended to July 29, 2020.	No longer in effect. Was in effect through May 29, 2020. Not extended.	Remains in effect until 60 days after the Sonoma County Public Health Emergency and Local Emergency Orders are no longer in effect.
SCOPE	All residential and commercial rentals.	All judicial actions for foreclosures on mortgages and deeds of trust.	Suspended state law provisions that preempt or otherwise restrict local government to impose limitations on residential or commercial evictions.	All residential rentals, provided that residential tenant meets eligibility requirements. Did not address commercial properties.	All residential rentals, provided that residential tenant meets eligibility requirements. Also includes constructive evictions. Does not address commercial properties.
ELIGIBILITY FOR PROTECTIONS	All residential and commercial tenants	All persons in judicial foreclosure proceedings	All California local governments	Residential tenants unable to pay full amount of rent due to reasons related to COVID-19.	Residential tenants who demonstrate that their failure to pay rent results from a substantial loss of

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				<p>Included:</p> <ul style="list-style-type: none"> a. Tenant was unavailable to work because tenant was 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; b. Tenant experienced a lay-off, loss of hours, or other income reduction resulting from COVID-19, the state of emergency, or related government response; c. Tenant needed to miss work to care for a child whose school was closed in response to COVID-19. 	<p>income or substantial out-of-pocket medical expenses associated with the COVID-19 pandemic or any local, state, or federal government response to the pandemic.</p> <p>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:</p> <ul style="list-style-type: none"> a. Job loss b. Layoffs c. Reduction in number of compensable hours of work d. Store, restaurant, office or business closure e. Substantial decrease in business income due to reduction in opening hours or consumer demand

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					<ul style="list-style-type: none"> f. Missing work to care for a home-bound school-age child or family member infected with COVID-19 g. Similarly-caused loss of income.
PROCEDURAL STEPS TO PROTECTION	None	None	Adoption of a local ordinance or other urgency measure.	<ul style="list-style-type: none"> a. Prior to the date of the Executive Order, tenant paid rent due to the landlord pursuant to an agreement. 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. c. Tenant retains verifiable documentation to support tenant's assertion of an inability to pay due to 	<ul style="list-style-type: none"> a. Tenant must demonstrate substantial loss of income or substantial out-of-pocket medical expenses through documentation or other objectively verifiable means. 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."

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				<p>COVID-19. The Executive Order does not require that that documentation be provided to the landlord.</p>	