



Contra Costa County CDBG Consortium
City of Antioch, City of Concord, City of Pittsburg, City of Walnut Creek, and the Urban County
**ATTENTION – CONTRA COSTA COUNTY TENANTS AND
LANDLORDS!**

Important information about residential evictions and rent increases

California State Law – Temporary Protection from Evictions for Non-Payment of Rent

- **Bans eviction of residential tenants for delinquent rent payments, regardless of immigration status, if the tenant is impacted by loss of income due to the COVID-19 shutdown.** All qualifying residential renters are protected, if they meet the criteria below.
- **If a residential tenant cannot afford to pay rent due to COVID-19, the tenant must do the following:**
 - 1. Rent for March 1 – August 31, 2020:** Tenant must provide the landlord with a “declaration of hardship” within 15 days of having received a written notice of eviction for nonpayment of rent due for the March 1 – August 31, 2020 period.
 - 2. Rent for September 1, 2020 – January 31, 2021:** Tenant must provide the landlord with a “declaration of hardship” within 15 days of having received a written notice of eviction for nonpayment of rent due for the September 1, 2020 – January 31, 2021 period, **and must pay at least 25% of the rent due by January 31, 2021.**
**There is currently no protection in place for tenants who do not pay rent due for February 2021 or later, or do not pay rent due for a period prior to March 2020, or who violate requirements of their leases other than the payment of rent*
- **If a residential tenant completes #1 and #2 above,** any unpaid rent due between March 1, 2020 and January 31, 2021 cannot be used as a reason to evict, but is still owed to the landlord. **The landlord can pursue collection of unpaid rent, along with fines for late payment, in small claims court, but can only file with the court after March 1, 2021.**
- The period for a landlord to serve a written notice of eviction for nonpayment of rent is **increased from 3 to 15-days.**
- Higher income tenants who earn more than \$100,000 or 130% of the County median income may need to provide proof of COVID-19 related hardship if required by the landlord.

Contra Costa County Temporary Ban on Rent Increases and Evictions (set to expire on Jan 31, 2021)

- **Landlords may not raise rents until after January 31, 2021, except in the following situations:**
 - Rental complex built after February 1995;
 - Single-family homes and condominiums, although the rents cannot be increased on tenants renting individual rooms in a house or condo;
 - Specialty housing, such as licensed health care facilities, hotels, and government-sponsored affordable housing.
 - Scheduled rent increases contained in leases.
- **Tenants may not be evicted for no-fault, except in the following situations:**
 - If the property owner or owner’s immediate family will move into the unit;
 - To protect the health or safety of the property owner or other tenants;
 - The owner decides not to rent the unit at all.
- **Tenants may not be evicted if they have allowed family members to live with them due to the COVID-19 pandemic even if their rental contract would prohibit it.**

Assistance is Available for Rental Payments and Legal Services!

Tenant Counseling and Legal Services

ECHO Housing: 925.732.3919
contact@echofairhousing.org

For information about legal resources that may be available to you, you may also visit lawhelpca.org.

Tenant Rental Assistance

(All Jurisdictions) Shelter, Inc.: (925) 338-1038
<https://shelterinc.org/renthelp>

(Concord) Monument Impact:
info@monumentimpact.org