

LEGISLATIVE DIGEST

[Administrative Code - COVID-19 Tenant Protections]

Ordinance amending the Administrative Code to prohibit landlords from evicting residential tenants for non-payment of rent that came due on or after April 1, 2022, and was not paid due to the COVID-19 pandemic; and to prohibit landlords from imposing late fees, penalties, or similar charges on such tenants.

Existing Law

City law prohibits landlords from evicting or imposing late fees on residential tenants based on unpaid rent that came due between March 2020-September 2021, if the tenant could not pay due to COVID-19. For unpaid rent from between October 2020-March 2022, State law, the Tenant, Homeowner, and Small Landlord Relief and Stabilization Act of 2020 (“AB 832”), controls. AB 832 does not address evictions based on unpaid rent that came due on or after April 1, 2022.

Amendments to Current Law

The proposed ordinance would prohibit landlords from evicting or imposing late fees on residential tenants based on unpaid rent that came due between April 1, 2022, and the date that the Mayor terminates her COVID-19 Emergency Proclamation. The Mayor has not yet announced an end date for the Emergency Proclamation.

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