

LEGISLATIVE DIGEST

[Administrative Code - Temporary Tenant Protections Due to COVID-19]

Ordinance amending the Administrative Code to limit residential evictions through March 31, 2021, unless the eviction is based on the non-payment of rent or is necessary due to violence-related issues or health and safety issues.

Existing Law

In response to the COVID-19 pandemic, the Mayor issued an emergency order prohibiting residential evictions unless necessary due to violence, threats of violence, or health and safety issues, or where the eviction is subject to the Ellis Act. This limitation applies to units covered by the City's just cause rules (Admin. Code Ch. 37), as well as units that are normally exempt from those rules on the basis that the rent is controlled or regulated by the City (e.g., units controlled or regulated by the Mayor's Office of Housing and Community Development and/or the Department of Homelessness and Supportive Housing). The Mayor originally imposed this limitation for a three-month period, but has been extending it month-by-month and it currently remains in effect through November 2020.

Amendments to Current Law

The proposed ordinance would extend these limitations through March 31, 2021, except that the extension would not apply to evictions based on the non-payment of rent that originally came due between March 1, 2020 and January 31, 2021.

Background Information

The proposed limitations imposed by this ordinance would be in addition to any other just cause rules that may apply.

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