

LEGISLATIVE DIGEST

[Administrative Code - Extension Of Temporary Tenant Protections Due To COVID-19]

Ordinance amending the Administrative Code to limit residential evictions through June 30, 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 in 2020 that prohibited 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. The order applied 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 City later adopted Ordinance No. 216-20 to extend these protections through March 31, 2021. The extension did not apply to evictions based on the non-payment of rent that came due between March 1, 2020 and January 31, 2021, as non-payment evictions based on rent that came originally due during those months are subject to separate state and local rules. The coverage period of the state law was recently extended from January 31, 2021 to June 30, 2021.

Amendments to Current Law

The proposed ordinance would extend the protections of Ordinance No. 216-20 through June 30, 2021. Evictions for non-payment of rent that came due between March 1, 2020 and June 30, 2021 would continue to exempt, and would instead be governed by the separate state and local rules that apply to such evictions.

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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