



City of Stockton Eviction Moratorium

Stockton's ordinance prohibits the eviction of residential tenants for non-payment of rent if inability to pay is COVID-19 related. The ordinance also prohibits the eviction of "vulnerable residents" for nonpayment of rent. A vulnerable resident is one who "is over the age of 65, has a compromised immune system, heart disease, diabetes, or other serious and chronic medical condition that affects the respiratory system."

Note: CAA recommends that an attorney be used for preparation of any termination notices or eviction filings during the current state of emergency.

Passed by City Council: March 17

Effective Date: March 17.

Duration: The moratorium lasts for two months after its effective date unless extended.

Tenant Showing to Qualify for Moratorium: A tenant must show either (1) that the tenant is "is over the age of 65, has a compromised immune system, heart disease, diabetes, or other serious and chronic medical condition that affects the respiratory system," or (2) that the tenant has, as a result of the COVID-19 pandemic, or declaration of the County Public Health Officer, or other local, State or Federal Authority, suffered a substantial loss in income through their employment as a result of any of the following: 1) job loss; 2) a reduction of compensated hours of work; 3) employer's business closure; 4) missing work due to a minor child's school closure; or 5) similarly-caused reason resulting in a loss of income due to COVID-19 and who is unable to pay rent as a result thereof and has provided their Landlord with documentation or other objectively verifiable proof of the same.

Deadline for Tenant to Provide Notice of Inability to Pay to Landlord: The ordinance does not specify a deadline for the tenant to provide notice. If the tenant qualifies for the moratorium and has provided the appropriate documentation or proof, the tenant may not be evicted during the effective period of the ordinance.

Form of Notice/Type of Documentation: The ordinance provides that the following documents create a rebuttable presumption that the tenant has met the documentation requirement; however, the items listed are not the exclusive forms of documentation.

1. Letter from employer citing COVID-19 as a reason for reduced work hours or termination
2. Employer paycheck stubs
3. Notification from a school declaring a school closure related to COVID-19
4. California Driver's License or other documentation of date of birth (if over 65)
5. A letter or other document provided by a physician that documents an applicable medical condition

