Starting March 24, 2020, the Marin Board of Supervisors passed a Resolution that protects residential and commercial tenants throughout Marin County from eviction because of a sudden loss of income tied to the COVID-19 pandemic. The Board of Supervisors approved an extension for residential tenants until September 30, 2020, with a 90-day repayment period that begins after this date for any rent that is due.

1. Where does it apply?
This Resolution applies to all rentals in every city, town, and unincorporated area of Marin County.

2. How does it work?
   - **STEP 1:** In order for a tenant to be protected by this Resolution, they must submit a notice to their landlord of financial loss related to COVID-19 within 30 days after their rent is due. The notice must be sent in writing (email, letter or text message). You can find some sample notices here:
     - From Legal Aid of Marin: www.legalaid marin.org/covid-19
     - From County of Marin: www.marincounty.org/renterlandlord
   
   - **STEP 2:** Within one week of submitting this notice, the tenant must submit documentation to their landlord that shows that they, or someone in their household, has experienced a financial loss due to COVID-19. Some examples of documentation include:
     - Letter from employer (or other source)
     - Pay stub or bank statements showing a decrease in earned income or wages
     - If self-employed, a letter or similar documentation that shows the effect of the County’s shelter-in-place order or California’s order has forced business closure
     - Cost of childcare due to school closure

3. Are all renters protected by this Resolution?
This Resolution applies to all renters, including subtenants and tenants that don’t have a formal contract with their landlord. The temporary eviction moratorium applies to all occupants of residential or commercial household.

4. What happens if a tenant can’t pay back the rent owed after September 30?
On April 28th, a 90-day repayment provision was added to the Resolution which extends the repayment period of any past-due rent to 90 days after the end of the Resolution (September 30). Landlords and tenants of commercial and residential properties are encouraged to agree on a payment plan that would allow landlords to accept partial rent payments during the term of the eviction moratorium, if tenants are able to make such payments.

Landlords **CANNOT** charge a late fee for rent was due during the eviction moratorium or the 90-day period that follows.

5. What are the state eviction protections in California?
On April 6, 2020, the California Judicial Council passed an emergency rule that effectively halts all evictions in California until 90 days after Governor Newsom lifts the state of emergency (this is separate from the Executive Order, and so far Newsom has not yet declared the end of the state of emergency), or unless the Council votes to repeal the rule. It halts (pauses) all evictions except for those that affect public health and safety.

To clarify, landlords can still give a valid notice of termination to the tenant, but it cannot be related to nonpayment of rent if the tenant has properly notified the landlord and provided documentation because of the local Marin County Resolution.

**Questions?**
Contact the Housing & Federal Grants Division at rentalassistance@marincounty.org or (415) 473-7309.