



Contra Costa County

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NEWS RELEASE

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Contra Costa County Passes Ordinance for Eviction Protection and Rent Freeze to Provide Additional Protections through January 31, 2021

(Martinez, CA) – At a Board meeting on September 22, 2020, the Contra Costa County Board of Supervisors unanimously passed an urgency ordinance that continues a moratorium on certain evictions for residential tenants in the County through January 31, 2021. [Urgency Ordinance No. 2020-25](#) also continues a moratorium on certain residential rent increases through January 31, 2021. The Ordinance is retroactive to September 1, 2020.

Contra Costa County's urgency ordinance provides additional protections to the state's [COVID-19 Tenant Relief Act of 2020](#) (the Act), which passed and took effect immediately on August 31, 2020. The Act extends eviction protections for residential tenants experiencing financial hardship related to COVID-19.

"The urgency ordinance demonstrates the Board's continued commitment to protect residents struggling with the unexpected economic hardship caused by the COVID-19 pandemic," said Supervisor Candace Andersen, Board Chair. "We continue to seek ways to support renters and landlords, and hope that all parties will resolve to work together during this challenging time."

This law applies to properties in all 19 cities in the County and in all unincorporated areas. To the extent that a city has adopted a law on the same subject matter, then the city's provisions would apply in that city.

Protections granted to residential renters:

- Ban on No-Fault Evictions - A property owner cannot evict a residential tenant for any "no-fault" reason except to protect the health and safety of the owner or another tenant, to allow the owner or their immediate family to move into the residential unit or to remove the unit from the rental market.
- Prohibits a landlord from terminating a residential tenancy on the basis that a tenant allowed an unauthorized occupant to live in the dwelling unit, if the occupant is the tenant's immediate family member living in the dwelling unit as a result of the COVID-19 pandemic.
- Moratorium on Residential Rent Increases – A property owner may not increase rent on a residential property through January 31, 2021. State law prevents this freeze from applying to commercial tenancies and to certain residential properties, including residences built within the last 15 years and single family homes.
- These prohibitions and the specified exceptions last through January 31, 2021.

Read the full document [Ordinance No. 2020-25 \(PDF\)](#). Answers to Frequently Asked Questions (FAQs) regarding this ordinance will be available and updated on the [County website](#) soon.

For information and resources, visit Contra Costa County at www.contracosta.ca.gov. For COVID-19 updates, visit Contra Costa Health Services at <https://cchealth.org/coronavirus>. If you have questions about the coronavirus, contact the multilingual Call Center at 1-844-729-8410, open daily from 8 am to 5 pm. For assistance after hours in multiple languages, please call 211 or 800-833-2900 or text HOPE to 20121.

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