

**BURBANK EVICTION MORATORIUM EXTENDED TO JUNE 30, 2020;
RENT REPAYMENT URGENCY ORDINANCE ADOPTED (April 21, 2020)**

On March 17, 2020, the Burbank City Council adopted an urgency ordinance in response to COVID-19 and the Governor’s Executive Order N. 28-20 (extended by Order No. 66-20) that waived certain Statutory restrictions enabling local governments to set limitations on residential and commercial evictions. The City moratorium was extended on June 9, 2020, as summarized below, and is retroactive to May 31, 2020. It will expire June 30, 2020, unless amended or extended by the City Council (link to Burbank eviction Ordinances [here](#)).

<p>Burbank’s Ordinance(s)</p> <p>What do they do: Eviction moratorium for non-payment of rent due to Covid-19.</p> <p>Rent repayment to date certain.</p> <p>Applies to: April Eviction Order applies to: all Residential and Commercial tenants.</p> <p>May and June Eviction Order applies to: all Residential and Commercial tenants that are not a multi-national company, a publicly traded company, or a company ineligible for the Small Business Administration’s Paycheck Protection Program</p> <p>Moratorium Time Period: Eviction Moratorium: 3/17/20-6/30/2020</p> <p>Deferment of Rent Repayment: April, May and June rent.</p> <p>Rent Repayment Due Date Order: Sets back due Rent, penalties and fees to 11/30/2020.</p>

The eviction moratorium extension protects both residential and certain commercial tenants from eviction for non-payment of rent due to COVID-19 through June 2020. The moratorium extension excludes a commercial tenant that is a multi-national company, a publicly traded company, or a company that is not eligible for the Small Business Administration’s Paycheck Protection Program. Furthermore, the moratorium extension requires a tenant unable to pay the rent to give notice to the landlord with the reasons for non-payment. Finally, the tenant must retain verifiable documentation of the reason for the non-payment of rent and this documentation must be provided to the landlord no later than thirty days from the rent due date.

The extended eviction moratorium does not allow tenants to forgo the payment of rent. The rent repayment provision was amended on April 21, 2020, through the adoption of an Urgency Ordinance for the Repayment of Rent (Ordinance link [here](#)). The adopted rent repayment ordinance amends the eviction moratorium changing the repayment of back rent due, and added the repayment of late fees and/or penalties and interest, if any, to November 30, 2020. It will expire November 30, 2020, unless extended by the City Council.

With the new rent repayment ordinance in place, commercial and residential tenants that were not able to pay April 2020 rent; and residential or qualified commercial tenants that could not pay May and June 2020 rent due to COVID-19, are given until November 30, 2020 to repay amounts due. The rent repayment ordinance allows tenants the opportunity to work out a rent repayment plan for that back due rent, penalties or fees to November 30, 2020.

For assistance on notification to a landlord on the inability to pay rent due to COVID-19 or assistance in negotiating a repayment plan, please visit the City's website at www.burbankca.gov for information and resources to assist you.

One of the primary resources available to residential landlords and tenants is the City Council appointed Landlord Tenant Commission. That Commission is available to educate and mediate between landlords and tenants. For more information on the Commission and to fill out a tenant or landlord form for assistance, please visit <https://www.burbankca.gov/departments/community-development/housing-economic-development/housing/the-burbank-landlord-tenant-commission>

STATE, COUNTY AND JUDICIAL MORATORIUMS AND ORDERS - RECAP

Governor's Executive Order – EXPIRED

What does it do:

Protected residential tenants from eviction for non-payment of rent due to COVID-19 through May 31, 2020.

Applies to:

Residential

Moratorium Time Period:

4/6-5/31/20: April and May rent only.

Rent Repayment Due Date:

None Specified

The Governor's Executive Order N. 37-20 adopted on March 27, 2020, imposed a statewide moratorium on residential evictions (only) for nonpayment of rent due to COVID-19. The order requires tenants give landlords notice of their inability to pay rent, but the rent is not forgiven. The statewide moratorium expired May 31, 2020. The link to the order is [here](#). ***The state eviction moratorium allows local jurisdictions to adopt more restrictive eviction moratoria. The Burbank extended eviction moratorium supersedes the state moratorium.***

California Judicial Council Court Rules

What does it do:

Prevents evictions (unless to protect health and safety)

Applies to:

Commercial/Residential

Moratorium Time Period:

90 days after CA State of Emergency is lifted.

On April 6, 2020, the California Judicial Council that oversees all state courts, amended the court rules pertaining to evictions. The judicial order applies to both residential and commercial tenants. The order does not stop landlords from filing eviction cases. However, the judicial order prevents eviction cases from proceeding; except where a court determines that eviction is necessary to protect public health and safety. That judicial order also outlines several other areas and a link to the order is [here](#). ***The judicial order is in effect 90 days after the California state of emergency is lifted and protects both residential and commercial tenants in Burbank.***

Los Angeles County Board of Supervisors – DOES NOT APPLY TO BURBANK

What does it do:

Prevents evictions for commercial and residential tenants. Prevents rent increases for certain residential tenants.

Applies to:

County-wide Commercial/ Residential if there is no city eviction moratorium in place; if so, the City's Order/Ordinance supersedes.

Moratorium Time Period:

4/14-6/30/2020

Rent Repayment Due Date:

12 months after the end of the moratorium period.

On April 14, 2020, the Los Angeles County Board of Supervisors amended the County's executive order on the eviction moratorium for both residential and commercial tenants impacted by COVID-19. That order was amended and is in effect until June 30, 2020, unless extended or repealed. The amended order includes all incorporated cities within the county of Los Angeles. It does exempt, however, cities that have local eviction moratoria in place. The amended County order protects both residential and commercial tenants from eviction for nonpayment of rent, late charges or fees based on inability to pay due to the coronavirus pandemic. Furthermore, the County Order prohibits rent increases for certain residential units in unincorporated Los Angeles County, charging late fees and interest and collecting any of those fees. The order gives tenants 12 months following the moratorium period that ends June 30, 2020 to pay amounts due. And it prohibits no-fault evictions except those that may pose a health and safety risk; among other protections outlined in the order related to the coronavirus pandemic. A copy of the order can be viewed in the link [here](#).

The amended county order does not apply to Burbank since Burbank has extended its eviction moratorium through June 30, 2020.