
EXECUTIVE ORDER EXTENDS LOCAL GOVERNMENTS TIME PERIOD TO HALT COMMERCIAL EVICTIONS THROUGH MARCH 31, 2021

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Governor Newsom signed an executive order this week which further extends the duration of time that local governments are able to halt commercial evictions due to non-payment of rent as a result of the COVID-19 Pandemic. Cities and counties within California now have the ability to enact and enforce ordinances to prevent evictions of commercial tenants through March 31, 2021.

It is important to note that eviction moratoria ordinances are not in place throughout all of California. Some cities and counties have declined to enact commercial eviction moratoria, some moratoria have already expired and others will remain in place. For example, Sacramento County has not imposed an eviction moratorium that applies countywide. However, the cities of Sacramento, Rancho Cordova and Elk Grove have. As of the date of publication, the City of Sacramento's eviction moratorium ordinance currently only protects first floor retail businesses who do not pay rent through March 31, 2021. Landlords with commercial property in the City of Rancho Cordova cannot seek to evict any tenants for non-payment of rent through March 21, 2021. The eviction moratorium for commercial tenants within the City of Elk Grove has expired and tenants have through the end of September to bring their rental accounts current.

Local eviction regulations are changing regularly and we are monitoring them for our clients. If you have any questions regarding whether eviction moratoria is in place which may apply to California commercial real estate that you own or manage, please contact Alison Geddes of Trainor Fairbrook.