



Government Affairs Action for the week of May 3, 2020

by David Stark, Public Affairs Director, Bay East Association of REALTORS®

New Eviction Moratorium Will Hurt Rental Housing

The Alameda County Board of Supervisors want to enact a new temporary eviction moratorium ordinance that will make it more difficult to own and manage rental properties.

On May 12, the County is scheduled to adopt an ordinance that includes:

1. A moratorium on ALL evictions during the local health emergency regardless of cause. There are few exceptions, one is an eviction is allowed if the property will be removed from the rental market (ie, sold).
2. Tenants will be given 12 months to repay overdue rent; there will be a permanent ban on evictions for this overdue rent, and overdue rent will be reclassified as a consumer debt. Landlords would have to pursue the overdue rent as debt via small claims court, a payment plan or garnishing of wages.
3. Tenants will have a significantly longer period of time to document COVID-19 impacts on their ability to pay rent and the documentation will be much less formal.
4. Tenants will not be allowed to waive rights granted by this ordinance.
5. The revised ordinance would apply to ALL cities in Alameda County unless they opt-out.

County staff have admitted this ordinance was developed without input from any property owners or property managers.

Please respond to the [call-for-action](#) asking the Board of Supervisors to hold off on this ordinance until they have all the facts.

If you have any questions or any government-related real estate issues you want Bay East to research, please contact Bay East [staff](#).

Located at, 7021 Koll Center Pkwy, Pleasanton, CA 94566, United States, 9257304070

[Unsubscribe](#) [Manage preferences](#)