



Government Affairs Action for the week of June 7, 2020

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

Supervisors Opt for Strict Eviction Moratorium

In an unexpected move, the Alameda County Board of Supervisors is set to approve a county-wide eviction moratorium that may have a devastating impact on rental property owners, managers and tenants.

Presented with two versions of a moratorium ordinance during their June 9 meeting, three of the five Supervisors opted for a version that converts unpaid rent to consumer debt and will fine rental property owners \$1,000 per day for violating the ordinance. Other requirements include:

1. Giving tenants 12 months to repay overdue rent.
2. A moratorium on ALL evictions during the local health emergency regardless of cause. (An eviction is allowed if the property will be sold.)
3. The moratorium would apply to ALL cities in Alameda County unless they opt-out and have their own eviction moratorium.

Supervisors Carson, Chan and Valle voted to approve the stricter version while Supervisors Haggerty and Miley abstained from the vote.

The Supervisors took this action in spite of receiving more than 1,000 messages from rental property owners and managers expressing their concerns and the possibility they will have to sell their rental properties if the moratorium is approved.

The Supervisors are expected to make a final decision on the eviction moratorium during their June 23 meeting.

Alameda County staff are directing rental property owners and managers who have questions about the moratorium to contact [ECHO Housing](#).

Bay East will be tracking how many rental properties are sold as a result of the eviction moratorium. If you or your clients want to share why a rental property is being sold, please contact [David Stark](#), Bay East Public Affairs Director.

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

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