City of Santa Monica, California: Temporary Moratorium on Eviction, Suspension of Discontinuation of Services, Suspension of Fees

Description of Program and Relief

The City of Santa Monica supplemented its local emergency proclamation to place a moratorium on evictions for non-payment of rent by residential tenants financially impacted by COVID-19. Under the policy, landlords cannot evict a tenant for nonpayment of rent if the tenant is unable to pay rent due to financial impacts related to COVID-19, including (1) being sick with COVID-19, or caring for a household or family member who is sick with COVID-19; (2) layoff, loss of hours or other income reduction resulting from business closure or other economic or employer impacts of COVID-19; (3) compliance with a recommendation from a government health authority to stay home, self-quarantine or avoid congregating with others during the state of emergency; (4) extraordinary out-of-pocket medical expenses; or (5) child care needs arising from school closures related to COVID-19.

Landlords also cannot pursue no-fault evictions unless necessary for health and safety of tenants, neighbors, or the landlord.

Additionally, the City has implemented 60-day suspension on the discontinuation or shut-off of water services for residents and businesses for non-payment of water and sewer bills and on imposition of penalties/fines for delinquent bills, as well as a 60-day suspension of imposition of late payment penalties or fees for parking violations.

Government or Lead Agency

City of Santa Monica, City Manager and Director of Emergency Services

Dates Available

Effective March 14, 2020.

Eligibility Requirements/Restrictions

Tenants must notify the landlord in writing of lost income and inability to pay full rent due to financial impacts related to COVID-19 and provide supporting documentation within 30 days after rent is due.
Application Deadlines (If Applicable)

N/A

Contact for More Information

Santa Monica City Hall: (310) 458-8411

List of Additional Information


City of Santa Monica Supplement to Local Emergency Proclamation: https://www.santamonica.gov/Media/Default/CMO/Supplement_1_-_Local_Emergency_-_COVID_19_-_Evictions_and_Fees.pdf.