

**City of Agoura Hills**  
**Tenant Eviction Moratorium/Assembly Bill 3088**  
**Update**

Portions of the City's eviction moratorium related to residential tenants are no longer effective due to the enactment of Assembly Bill 3088 on August 31, 2020.

The City's residential tenant eviction moratorium expires on September 30, 2020. However, residential tenants with unpaid rent have until March 29, 2021 to repay all back rent, pursuant to Section 2 (Duration) of City Council Resolution No. 20- 1954. If you have questions about how the City's ordinances and state law (such as AB 3088) apply to your situation, please consult with your attorney.

Assembly Bill 3088 affords some eviction protections according to certain phases. They are summarized as follows:

- Phase One (September 1, 2020 - October 4, 2020): From September 1, 2020 until October 4, 2020, courts cannot proceed with unlawful detainer actions brought to evict a residential tenant if the eviction is based on the tenant's inability to pay rent. Tenants may be evicted for other lawful reasons during this time.
- Phase Two (October 5, 2020 - January 31, 2021): From October 5, 2020 until January 31, 2021, courts will resume processing unlawful detainer actions that are based on a tenant's inability to pay rent, including for missed rent payments during the COVID-19 emergency. However, if a tenant has complied with a series of procedures designed to demonstrate COVID-19 related financial distress, including submission of a declaration to the landlord and payment of 25% of that rent by January 31, 2021, then the tenant cannot be evicted for nonpayment of rent.
- Phase Three (Starting February 1, 2021): Starting February 1, 2021, the standard pre-COVID-19 eviction rules will apply to any additional missed payments. A tenant who does not pay rent on time may be given three days' notice of a landlord's demand for payment. If the tenant does not pay the missed rent or vacate the property within that time, then the tenant will be subject to eviction.

Questions about these phases and how they apply to your situation should be consulted with your attorney.

Thank you