

*Note: This information is not intended to constitute a full explanation of the law, or be viewed as legal advice or direction. Landlords and tenants are encouraged to continue to communicate and cooperate about the effects of COVID on their relationship. Questions about this complex law should be addressed to an attorney or the [Legal Aid Society of San Diego](#).*

Amongst many other things, the Tenant, Homeowner, and Small Landlord Relief and Stabilization Act of 2020:

- Protects landlords against foreclosure for tenant-occupied residents of up to 4 units when the tenant is unable to pay rent due to COVID-related financial impacts.
- Protects renters from being evicted for non-payment of rent (regardless of when rent is due) prior to October 5, 2020. After October 5, a landlord can't evict a residents for non-payment of rent that came due between March 1 – August 31, 2020 if the resident provides a declaration stating their finances have been negatively affected by COVID.
- Does not apply to commercial tenants, meaning that commercial evictions can start September 2, 2020. However, the City of Escondido's eviction moratorium protects commercial tenants until it expires on September 30, 2020.
- Does not forgive unpaid rent. That is still owed to landlords and can be collected as consume debt in small claims court beginning March 1, 2021.
- Does not prohibit landlords from pursuing eviction for other non-COVID related reasons.
- This new law preempts cities and counties from enacting *new* residential tenant protection ordinances or regulations that are to be effective after August 19, 2020. It does not invalidate the City's current [Ordinance](#) or the three-month payoff period from September 30 – December 31, 2020, which was enacted by the Escondido City Council on August 12, 2020.