



ORDINANCE NO. ORD20-__

AN ORDINANCE OF THE MONO COUNTY BOARD OF SUPERVISORS AMENDING SECTIONS 7.93.010 & 7.93.030 OF THE MONO COUNTY CODE TO EXTEND THE TEMPORARY PROHIBITION OF RESIDENTIAL AND COMMERCIAL EVICTIONS ARISING FROM INCOME LOSS OR SUBSTANTIAL MEDICAL EXPENSES RELATED TO THE CORONA VIRUS PANDEMIC THROUGH JULY 28, 2020

WHEREAS, on March 4, 2020, Governor Newsom proclaimed of a State of Emergency in the State of California related to the COVID-19 pandemic; and

WHEREAS, on March 15, 2020, the Mono County Health Officer declared a local health emergency related to the COVID-19 pandemic. The declaration was ratified by the Mono County Board of Supervisors on March 17, 2020, and the Board also declared a state of emergency under the California Emergency Services Act; and

WHEREAS, in light of the COVID-19 pandemic and the state of emergency proclamation, on March 16, 2020, the Governor issued Executive Order N-28-20, authorizing local governments to impose substantive limitations on residential or commercial evictions. That authorization was in effect through May 31, 2020; and

WHEREAS, on March 26, 2020, the Board adopted Ordinance No. ORD20-02 adding Chapter 7.93 to the Mono County Code temporarily prohibiting residential and commercial evictions arising from income loss or substantial medical expenses related to the COVID-19 pandemic through May 31, 2020; and

WHEREAS, on May 29, 2020, the Governor issued Executive Order N-66-20, extending his prior authorization for local governments to impose substantive limitations on residential or commercial evictions through July 28, 2020; and

WHEREAS, the COVID-19 pandemic and associated public health orders have resulted, and are expected to continue to result, in a severe loss of income to a widespread portion of the local population that depend on wages or business income to pay rent and result in substantial medical expenses for certain Mono County residents; and

WHEREAS, the eviction of tenants experiencing a loss of income or significant medical expense due to the COVID-19 pandemic presents an immediate threat to the public peace, health and safety as described in Government Code section 25123(d) in that it will result in the displacement of residents and contribute to an increasing housing and COVID-19 crisis; and

WHEREAS, the Board has determined that it is appropriate to extend the temporary prohibition on evictions, through July 28, 2020, for any tenant (residential or

1 commercial) who can demonstrate that they are being evicted for the failure to pay rent,
2 and that such failure is a direct impact of the COVID-19 pandemic; and

3 **WHEREAS**, there is an urgent need for the County of Mono to extend these
4 limitations to protect the health, safety and welfare of its citizens;

5 **NOW, THEREFORE**, the Board of Supervisors of the County of Mono ordains
6 that:

7 Section 7.93.010 of the Mono County Code is hereby revised to read as follows:

8 **"7.93.010 Purpose.**

9 Pursuant to the general police power of the County to protect the health, safety
10 and welfare of its citizens, this chapter prohibits evictions through **July 28, 2020**, for any
11 tenant leasing property located within the unincorporated areas of Mono County who
12 can demonstrate that they have received a notice of eviction for failure to pay rent, and
13 that such failure is related to a substantial loss of income or substantial out-of-pocket
14 medical expenses resulting from the 2020 novel coronavirus pandemic or any local,
15 state, or federal government response to the pandemic."

16 Subdivision (A) of section 7.93.030 of the Mono County Code is hereby revised to
17 read as follows:

18 **"7.93.030 Prohibition on evictions stemming from coronavirus
19 pandemic losses.**

20 (A) Through **July 28, 2020**, the owner of residential or commercial real property
21 shall not terminate a tenancy for failure to pay rent if the tenant demonstrates
22 that the failure to pay rent is directly related to a substantial loss of income or
23 substantial out-of-pocket medical expenses associated with the coronavirus
24 pandemic or any local, state, or federal government response to the pandemic."

25 **Effective Date.** This ordinance shall take effect immediately as an urgency ordinance
26 and shall be in effect, nunc pro tunc, as of June 1, 2020. This is based on the Board of
27 Supervisors finding that this ordinance is adopted in compliance with Government
28 Code Section 25123(d), that it is necessary for the protection of the public peace, health
29 and safety for the reasons contained in the findings set forth in the recitals to this
30 ordinance, which are incorporated by reference herein, and that it is necessary to
31 prevent the County of Mono from suffering displacement of tenants resulting from the
32 evictions that this ordinance is designed to prevent.

33 **PASSED, APPROVED and ADOPTED** this ___ day of _____, 2020, by the
34 following vote, to wit:

35 **AYES:**

36 **NOES:**

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ABSENT:

ABSTAIN:

Stacy Corless, Chair
Mono County Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

Clerk of the Board

County Counsel