



TENANT RIGHTS AND RESOURCES

•Palm Springs COVID Hotline: 760-323-8159

•Palm Springs COVID question email: coronavirusquestions@palmsspringsca.gov

Moratorium on Evictions

Approved by Palm Springs City Council on April 2, 2020.

- No landlord shall endeavor to evict a tenant for non-payment of rent if the tenant demonstrates they are not able to pay rent due to COVID-19 related financial impacts.
- Landlords shall not endeavor to evict a tenant during the period of local declared emergency period based on the presence of unauthorized occupant (s) (within building code occupancy limits), pets or alleged nuisance, provided the need for their occupancy is related to COVID-19.

“Endeavor” includes serving an eviction, 3-day notice to pay or quit, filing or prosecuting an unlawful detainer action, or otherwise attempting to evict the tenant for nonpayment of rent.

“Financial impacts related to COVID-19” includes a loss of income, or increase of expenses, due to the tenant’s closure of, operating restrictions placed upon, or other loss of patronage of the tenant’s business directly resulting from the federally-declared emergency, state-declared emergency, locally declared emergency, any stay at home order; or any other emergency order or declaration related to COVID-19.

- A landlord may not charge or collect any interest or any late fee for rent that is delayed for the reasons in the moratorium, nor can they seek rent delayed for the reasons stated through the eviction process.
- Residential tenants must notify the landlord (in writing, letter, text, or email) if they are unable to pay rent, within 15 days after rent is due.
- The Moratorium does not relieve a tenant from the obligation to pay rent, or restrict landlord’s ability to recover rent that is due once the moratorium is lifted.
- Tenants will have up to 180 days after the COVID-19 emergency is over to pay back deferred rent.
- The City Moratorium on Evictions is effective through September 30, 2020. A copy of the ordinance may be viewed at this link: <https://www.palmsspringsca.gov/Home/ShowDocument?id=75646> . For the most updated information on City Orders visit www.palmsspringsca.gov.

Tenant Protection Act of 2019 (AB 1482)

On January 1, 2020, AB 1482 went into effect prohibiting evictions without “just cause” (for no reason) for tenants with tenancies greater than 12 months.

- Reasons tenants can be evicted include: Nonpayment of rent; Breach of lease; Nuisance or Waste; Failure to Renew Similar Lease; Criminal Activity; Owner/Family Move-in; and Withdrawal of Property from Rental Market.

- Owners cannot increase rents more than 5 percent plus the percentage change in the cost of living or 10 percent, whichever is lower.

- The bill applies to both month-to-month tenancies and fixed leases. The expiration of the lease alone is not cause for eviction. Once a lease expires, a landlord can require a tenant to sign a written extension or renew a lease (that is substantially similar to the prior lease), but just cause also applies to that extension.

- Units exempt from this law include: those constructed in the last 15 years; deed restricted affordable units; owner occupied two unit properties; single family homes if not owned by a real estate trust, corporation, or LLC.

- More information regarding this AB 1482 is available at : https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB1482

Utility Payment Relief

- Desert Community Energy / Southern California Edison are temporarily suspending disconnections for those unable to pay their bill. Payment extension options: 800-655-4555.
- Lift to Rise is partnering with Desert Community Energy to help residents gain access to gas and electric bill savings between 18% and 30%. Contact DCE and Lift to Rise at 760-469-9284, or visit <https://www.liftrise.org/utilitiesavings>.

Homelessness / Rental Assistance

- Lift to Rise Rental Assistance: www.liftrise.org/**protection**
- Crisis Team: **800-498-8847**
- Coachella Valley Housing First: **760-601-5424**

Food Distribution

- FIND Food Bank** - 1st and 3rd Thursdays, 3:30pm - 7:30pm, Convention Center, 277 N. Avenida Caballeros.
- FIND Mobile Market at Desert Aids Project** - 2nd Saturday, 9:30am-10:30am, 1695 N. Sunrise Way.
- FIND Mobile Market at James O. Jessie Desert Highlands Unity Center** - 2nd and 4th Thursday, 5:30pm - 6:30pm, 480 W. Tramview Rd.
- The Center** - Thursday’s 5:30pm-7:30pm, 610 S. Belardo Road, #500.
- St. Theresa’s Catholic Church** - Mondays, 7am-9am, 2800 E. Ramon Road.
- Desert Chapel** - 2nd Saturday, 7am-8am, 630 S, Sunrise Way.
- First Baptist Church** - 1st and 2nd Tuesdays, 9am - 11am, 588 Rosa Parks Road.
- Aids Assistance Program - Food Samaritans** - Contact 760-325-8481.

Visit palmsspringsca.gov for more information about resources and assistance.