

## **Glendale Extends Emergency Ordinances, Adds Measures to Facilitate the Continued Response to the COVID-19 Pandemic**

**Glendale, CA** – On Tuesday, May 12, 2020, the Glendale City Council extended its emergency proclamations and added measures to facilitate the continued response to the COVID-19 pandemic. The changes are as follows:

1. Extended the emergency proclamation beyond May 15, 2020. The proclamation shall remain in effect for the duration of the emergency, until terminated by the Glendale City Council or Director of Emergency Services.
2. Extended the residential eviction moratorium from May 30, 2020 to June 30, 2020.
  1. Tenants are still required to pay their rent and will have up to twelve months following the expiration of the moratorium (from June 30) to repay any back due rent.
  2. An additional rent repayment measure was passed that requires tenants to pay at least 25% of back due rent at the end of each three (3) month period of the twelve month repayment period, unless the landlord and tenant agree to different repayment terms.
  3. The moratorium is valid only for those tenants unable to pay rent for a COVID-19-related reason such as a loss of a job or reduction in work hours associated with COVID-19, increased child care expenses, etc.
3. Extended the commercial eviction moratorium from May 15, 2020 to June 3, 2020.
  1. Tenants are still required to pay their rent.
  2. The repayment period for commercial tenants was amended from twelve months to three months commencing upon the expiration of the moratorium on June 3.
  3. Publicly traded companies are exempt from this moratorium.
  4. The Council will consider a further extension of this moratorium and exemptions on June 2, 2020.
  5. The moratorium is valid only for those tenants unable to pay rent for a COVID-19-related reason such as a loss of income associated with Safer at Home Orders.
4. All other emergency orders were extended:
  1. The emergency public order requiring all sports/play courts, fields and equipment at all City-owned parks and recreation facilities to be closed was extended to June 30, 2020.
  2. The emergency public order requiring the wearing of facial coverings was extended to June 3, 2020:
    1. All persons shall wear face coverings such as scarves, bandannas, neck gaiters, or other fabric face coverings, when they leave their places of residence, places of employment or otherwise are out in public for essential activities such as

taking a walk through their neighborhood, walking to or from an Essential Business and when utilizing public transportation; provided, however that drivers traveling alone in private vehicles or with members of their households do not need to wear face coverings, unless they must lower their windows for any purpose such as to interact with first responders, food service workers or others who are not members of their households. Children under the age of 2 (including infants) should not wear cloth face coverings. Those between the ages of 2 and 8 should use them but under adult supervision to ensure that the child can breathe safely and avoid choking or suffocation. Children with breathing problems should not wear a face covering.

3. Rent increase freeze.

1. Rents are frozen effective March 24, 2020 regardless of when a rent increase notice was previously served.
2. Landlords may not issue new rent increases until the expiration of the emergency order, even if the increase is effective after the expiration of the order.
3. Any rent increase issued between March 25, 2020 and the expiration of the emergency order will need to be reissued once the order has expired.
4. The rent freeze applies to all residential rentals in the City of Glendale, except apartments built after February 1, 1995, individual condominium units, and single family dwelling. It also applies to accessory dwelling units and hotel rooms being rented as extended stays.
5. The rent freeze prohibition is in effect until June 30, 2020