

# COMMERCIAL EVICTION MORATORIUM EXTENDED THROUGH JUNE 30, 2021

LEGAL ALERT

## **Santa Clara County Commercial Eviction Moratorium Extended through June 30, 2021**

APRIL 15, 2021

HOGE • FENTON

This Urgency Ordinance amends Ordinance No. NS-9.287, as extended by Ordinance No. NS-9.288, by extending the time period during which past-due rent must be repaid to 12 months and specifying repayment intervals.

For small business tenants who qualify for protection under the Santa Clara County's ordinance, the eviction moratorium has currently been extended through June 30, 2021. Protected small business tenants have up to 6 months after the moratorium expires or terminates to repay at least 50% of the past-due rent, and up to 12 months after the moratorium expires or terminates to repay in full the past-due rent.

Click [\*\*here\*\*](#) for a list of Frequently Asked Questions to better inform tenants, landlords, and small businesses about this eviction moratorium.

The most current moratorium is now **N.S. 9.299**, adopted by Santa Clara County on March 23, 2021. N.S. 9.299 extends the small business eviction moratorium until the **earlier** of either:

1. The date that Governor Newsom's **N-28-20** order expires (currently set to expire on June 30, 2021); or
2. August 18, 2021.

For additional resources regarding COVID-related laws applicable to landlords and/or tenants, please refer to our **Real Estate and Land Use Information** page and do not hesitate to contact a member of the **Real Estate and Land Use Group** for additional inquiries.

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## Our Real Estate and Land Use Attorneys



As the “go to” attorney for top Silicon Valley real estate developers, **Sean Cottle** has closed deals worth \$500+ million in transaction value since joining Hoge Fenton in 2004. He is recognized in San Jose and Silicon Valley for his knowledge of local markets and his skill at getting eight-figure deals done, often on tight timelines.



**Steven Kahn** is a Shareholder and Chair of the Real Estate and Land Use Group who balances litigation skill with a strategy to achieve his clients' goals and protect their interests. He focuses on real estate disputes and litigation. Steven represents clients throughout Northern California, including individuals, families, trusts, real estate professionals, insurers, municipalities, and businesses of any size, private or public.



**Giuliana Ferrante** is an accomplished litigator in the firm's Real Estate and Land Use Group. Giuliana represents clients through all stages of litigation from case evaluations to appeals. Her practice focuses on handling intricate appellate matters, business litigation, insurance coverage, insurance bad faith claims, and other commercial disputes.

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## Related Attorneys

- Sean A. Cottle

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