

## **Attention Parkowners:**

### **INFORMATIONAL NOTICE OF COVID-19 TENANT RELIEF ACT EXTENSION, REVISED RENTAL ASSISTANCE PROGRAM AND RENTAL HOUSING RECOVERY ACT AS REQUIRED BY AB 832**

**THE ATTACHED NOTICE MUST BE PROVIDED ON OR BEFORE JULY 31, 2021. FAILURE TO DO SO MAY AFFECT YOUR ABILITY TO EVICT A RESIDENT WHO FAILS TO COMPLY WITH THE COVID-19 TENANT RELIEF ACT (CTRA)**

On June 28, 2021, Governor Gavin Newsom signed into law AB 832, which took effect immediately. The new law extends the COVID-19 Tenant Relief Act (CTRA), California's statewide eviction moratorium, through September 30, 2021, and continues protections for renters related to the COVID-19 Pandemic. This new law also revises the rental assistance program, including a revised online application. AB 832 also creates the **Rental Housing Recovery Act** which imposes additional eviction restrictions from October 1, 2021, through March 31, 2022. AB 832 creates a new set of eviction restrictions that must be followed from the expiration of the transition period on October 1, 2021, through March 31, 2022. In general, parkowners must first apply for rental assistance and then wait for the application to be approved or denied before they can file an eviction for nonpayment of rent. This is true even if the tenant does not qualify for rental assistance and even if the rental assistance program has run out of money.

**AB 832 requires this Informational Notice to be provided on or before July 31, 2021, to all residents who, as of July 1, 2021, have one or more outstanding rental payments due on or after March 1, 2020.**

Parkowners are required to provide this informational notice about the changes in the law to all residents who owe one or more rental payments due between March 1, 2020, and July 1, 2021. This includes residents who owe rent for this time period and:

- (a) have not yet received a notice to pay rent or quit,
- (b) have received a 15-day notice but did not return the declaration and/or
- (c) have received a 15-day notice and DID return the declaration.

The notice must be provided to these residents on or before **July 31, 2021**.

No new 15-day notices can be served until the parkowner or management has complied with this requirement.

Completing the Informational Notice:

1. Fill in the date and names of the parties to the Rental/Lease Agreement and the address, including space number if applicable and zip code.
2. The person who signs the form may be the parkowner or an agent who is authorized to act on behalf of the parkowner or park management.
3. A minimum of three copies is required: one copy for the resident, the original for the court, and one copy for your file.

4. More copies will be needed if there is more than one resident.
5. Serve legible copies and maintain the original for possible court action.

Serve the notice pursuant to Code of Civil Procedure 1162 or by mail.

WMA does not make any representation or warranty about the legal sufficiency or effect of this form. Consult with your park attorney if you need help with this form or have a question regarding the Informational Notice required by AB 832.