



# 5 Things you Should Know about Senate Bill 91



California has been forced to adapt in response to COVID-19, meaning changes in the regulations previously in place. Senate Bill 91 was signed on January 29, 2021 and here's what that means for landlords:

1

## Late and Separate Fees

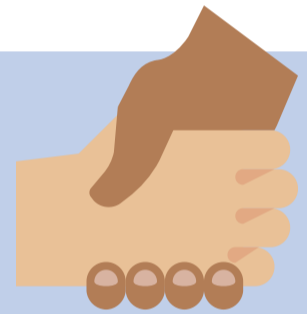
Landlords can no longer charge late or separate fees to tenants struggling from COVID related hardship. Separate fees include things like utilities, parking, etc.



2

## The Rental Assistance Program

The Rental Assistance Program offers to pay landlords for up to 80% of lost rent accrued from COVID. If the landlord decides not to forgive the remainder, only 25% will be granted.



3

## Credit Reports

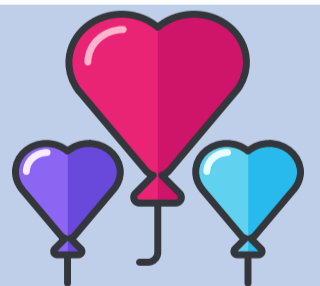
Covid-related rental debt that appears on a tenant's credit report can not be used to deny future housing.



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## Tenant Relief Act Extension

The 25% rent balloon payment deadline has been moved to June 30, 2021, and collecting debt through court action is not allowed until July.



5

## Further Landlord Restrictions

Security deposits cannot be applied to unpaid rent and monthly payments made can only go towards the month at hand.

