

Subject Eviction Actions; Notice

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Summary

This bill amends the requirements for the notice that a landlord sends to a tenant before the landlord can start an eviction action for nonpayment of rent. Current law requires the notice to be sent to a tenant 14 days before an eviction can be filed against the tenant. This bill would require the notice to be sent 30 days before an eviction action can be set. The effective date would be the day after the bill is enacted into law.

This bill also amends how long the court will stay a writ of recovery, which lets a landlord remove the tenant from a unit, in an eviction action. Under current law, when there is not a danger to the safety of others, the court will stay the writ of recovery for seven days. This bill extends that stay to 15 days. This section would be effective for writs of recovery issued on or after the day after the bill is enacted into law.