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## California Bill Would Prohibit Evictions of Commercial Tenants Impacted by Covid-19 and Allow Those Tenants to Re-Negotiate or Terminate Their Leases

California **Senate Bill 939**, if signed into law, would:

- Prohibit a landlord from evicting an “eligible Covid-19 impacted commercial tenant” until 90 days after the state of emergency related to Covid-19 is lifted and could subject the landlord to penalties for any efforts to evict.
- Allow an “eligible Covid-19 impacted commercial tenant” to terminate their lease if the landlord and tenant cannot in good faith agree to new economic terms

One of the primary, and perplexing, issues is what constitutes an “eligible Covid-19 impacted commercial tenant.” If you have any questions regarding this bill, or its potential impact, please contact Hart King attorney, **Christopher Elliott** at [celliott@hartkinglaw.com](mailto:celliott@hartkinglaw.com) or 714-619-7082. *Experience Matters. We can help.*



**Chris Elliott**  
Partner



**Hart King** represents publicly held corporations, mid-sized businesses and entrepreneurs in all state and federal courts within California. The firm offers a wide range of civil litigation and transactional services in the areas of business, commercial real estate, employment, manufactured housing, professional design & construction, and trust and estate matters.

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