

COVID-19 Emergency Orders Affecting Real Estate California

Last Updated July 27, 2020

MORTGAGE ENFORCEMENT LIMITATIONS

April 1, 2020 – City of San Francisco – Commercial Mortgage and Foreclosure Relief:

- San Francisco Mayor Breed amended the Fourth Supplemental Declaration dated March 18, 2020 (the “**Fourth Supplement**”), to clarify that the moratorium applies to all attempts to recover possession of a unit due to non-payment, including situations where the tenant is occupying on a month-to-month periodic tenancy, holdover basis or similar arrangement.
- Mayor Breed also amended the Fourth Supplement to clarify that the moratorium also intends to cover security deposits.

https://sfmayor.org/sites/default/files/Eighth_Supplement_Mayoral_Declaration_04012020.pdf

March 25, 2020 – California State – Residential Mortgage and Foreclosure Relief:

- Governor Newsom announced financial institutions will provide relief for California citizens economically impacted by the COVID-19 pandemic who may receive 90 day grace periods for payment of residential mortgages without negative impact to credit reports. For at least 60 days, financial institutions will not initiate foreclosure sales or evictions and some relief will be provided from mortgage related fees.

<https://www.gov.ca.gov/2020/03/25/governor-gavin-newsom-announces-major-financial-relief-package-90-day-mortgage-payment-relief-during-covid-19-crisis>

March 18, 2020 – City of San Francisco – Commercial Mortgage and Foreclosure Relief:

- San Francisco Mayor Breed issued an emergency order placing a temporary moratorium on eviction for non-payment of rent by commercial tenants directly impacted by the COVID-19 crises.

https://sfmayor.org/sites/default/files/Supplement_v4_03182020_Stamped.pdf

LANDLORD/TENANT ENFORCEMENT LIMITATIONS

July 27, 2020 – City of San Francisco – Extension of Residential Eviction Moratorium:

- San Francisco Mayor Breed issued a supplemental emergency order extending the residential eviction moratorium for an additional month through August 31, 2020.

https://sfmayor.org/sites/default/files/EO%20Extending%20Residential%20Eviction%20Moratorium_07272020.pdf

June 12, 2020 – City of San Francisco – Extension of Commercial Eviction Moratorium:

- San Francisco Mayor Breed issued a supplemental emergency order extending the commercial eviction moratorium in the Fourth Supplement and Eighth Supplement for an additional 30 days through July 16, 2020.

<https://sfmayor.org/sites/default/files/June%2012%202020%20Executive%20order%20Commercial%20Eviction%20Extension.pdf>

May 14, 2020 – City of San Francisco – Extension of Commercial Eviction Moratorium:

- San Francisco Mayor Breed issued a supplemental emergency order extending the commercial eviction moratorium in the Fourth Supplement and Eighth Supplement for an additional 30 days through June 16, 2020.

https://sfmayor.org/sites/default/files/Commercial_Eviction_Moratorium_Extension_05142020.pdf

April 30, 2020 – City of San Francisco - Residential Tenant Protections (Revised and Replaced):

San Francisco Mayor Breed revised and replaced Sections 1 and 2 of the Fifth Supplemental Declaration dated March 23, 2020, which gives certain protections to residential tenants affected by the COVID-19 pandemic.

- Previously, to qualify to receive the protections, tenants had to give notice that the tenant is unable to pay rent to the landlord within 30 days after the date that rent was due. The most recent supplement gives tenants protections until 6 months after the date the order expires or is terminated.
- The tenant has at least until the six-month mark to pay any past due rent, and may use the protections of the order as an affirmative defense to any action to evict due to missed payments.
- Tenants must notify their landlords if they are unable to pay due to financial impacts of COVID-19 and must provide supporting documentation. However, failure to provide

notice and/or documentation to the landlord shall not affect a tenant's ability to use the affirmative defense. Further, the previous protocol (submitting documentation within one week to landlord, having to pay rent within one month of submitting documentation, etc.) no longer applies.

- Landlords and tenants are strongly encouraged to discuss payments plans.
- No owner may impose late fees or interest on rent not paid and landlords cannot impose rent increases.
- The order now lasts for 2 months instead of 1 and is subject to extension.
https://sfmayor.org/sites/default/files/Twelfth_Supplement_043020.pdf

April 22, 2020 – City of San Francisco – Extension of Residential Eviction Moratorium:

- San Francisco Mayor Breed issued a supplemental emergency order extending the residential eviction moratorium for an additional 30 days through May 22, 2020.
https://sfmayor.org/sites/default/files/Residential_Eviction_Moratorium_Extension_042220.pdf

April 17, 2020 – City of Los Angeles – Residential/Commercial Tenant Protections Extended:

- LA Mayor Eric Garcetti issued an emergency order, which extends the expiration of the City of Los Angeles public emergency order dated March 23, 2020 until the end of the local emergency period. The March 23 order strengthens protections for residential tenants including moratoriums on evictions of residential and commercial tenants in the City of Los Angeles if such tenant is able to show an inability to pay rent due to circumstances related to the COVID-19 pandemic.
<https://www.lamayor.org/sites/g/files/wph446/f/page/file/20200417PublicOrderTollingHCLADDeadlinesandRevisingExpirationofEmergencyOrders.pdf>

April 15, 2020 – City of San Francisco – Extension of Commercial Eviction Moratorium:

- San Francisco Mayor Breed issued a supplemental emergency order extending the commercial eviction moratorium for an additional 30 days through May 17, 2020.
https://sfmayor.org/sites/default/files/041520_Commercial_Eviction.pdf

April 14, 2020 – City of San Francisco – Hotel Occupant Protections:

- San Francisco Mayor Breed issued a supplemental emergency order restricting the removal of guests from tourist hotels if the guests:
 - Request to continue occupying the unit;
 - Inform the hotel (1) they have contracted COVID-19 or (2) are self-isolating; or

- Agree to pay the hotel for the room at the same rate they are charging for similar units.
- The above protections are subject to various exceptions.
https://sfmayor.org/sites/default/files/10th%20Mayoral%20Supplement_041420.pdf

March 30, 2020 – City of Los Angeles - Halt on New Rent Increases:

- LA Mayor Eric Garcetti issued an emergency order halting rent increases on occupied rental units that are subject to the City of Los Angeles' Rent Stabilization Ordinance.
<https://www.lamayor.org/sites/g/files/wph446/f/page/file/20200330MayorPublicOrderSuspendingRSORentIncreasesLA.pdf>

March 27, 2020 – California State – Statewide Moratorium on Evictions:

- Governor Gavin Newsom today issued an executive order banning the enforcement of eviction orders for renters affected by COVID-19 through May 31, 2020. The order prohibits landlords from evicting tenants for nonpayment of rent and prohibits enforcement of evictions by law enforcement or courts. It also requires tenants to declare in writing, no more than seven days after the rent comes due, that the tenant cannot pay all or part of their rent due to COVID-19.
<https://www.gov.ca.gov/2020/03/27/governor-newsom-takes-executive-action-to-establish-a-statewide-moratorium-on-evictions/>
<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.27.20-EO-N-37-20.pdf>

March 23, 2020 – City of Los Angeles – Residential/Commercial Tenant Protections:

- LA Mayor Eric Garcetti issued an emergency order strengthening protections for residential tenants including moratoriums on evictions of residential and commercial tenants in the City of Los Angeles if such tenant is able to show an inability to pay rent due to circumstances related to the COVID-19 pandemic.
<https://www.lamayor.org/mayor-garcetti-orders-new-restrictions-evictions-announces-indefinite-moratorium-water-and-power>
https://www.lamayor.org/sites/g/files/wph446/f/page/file/March232020OrderEllisalcoholparking_0.pdf

March 23, 2020 – City of San Francisco - Residential Tenant Protections (Amended):

- San Francisco Mayor Breed Amended the Second Supplemental Declaration dated March 13, 2020, to clarify that the order also applies to housing providers who are exempt from the Rent Ordinance because their rent is controlled or regulated by the

City; to allow tenants to obtain extensions due to expenses that are non-medical in nature; and to modify the notification and timing procedures that apply when a tenant requires an extension.

- Mayor Breed's March 23rd Supplement also states that there will be a moratorium on attempts to recover possession of rental units from residential tenants if notice of termination of tenancy falls within 60 days after the order expires unless the landlord is trying to recover possession due to violence, threats of violence or health and safety issues.
- Any hotel may be used for residential purposes without losing its designation as a hotel. Any City law restricting such residential use is waived.

https://sfmayor.org/sites/default/files/032320_FifthSupplement.pdf

March 18, 2020 – City of San Francisco - Commercial Tenant Protections:

- San Francisco Mayor Breed ordered a temporary moratorium on commercial evictions of tenants unable to pay rent due to circumstances related to the COVID-19 Pandemic.
 - Applies only to tenants with gross receipts for tax year 2019 equal to or below \$25 million.
 - Landlords may be granted a waiver if they can demonstrate that being unable to evict would cause them a significant financial hardship.

https://sfmayor.org/sites/default/files/Supplement_v4_03182020_Stamped.pdf

March 17, 2020 – City of Los Angeles – Commercial Tenant Eviction Moratorium:

- LA Mayor Eric Garcetti ordered a moratorium on commercial evictions of tenants unable to pay rent due to circumstances related to the COVID-19 Pandemic.

<https://www.lamayor.org/mayor-garcetti-orders-moratorium-commercial-evictions-related-novel-coronavirus>

<https://www.lamayor.org/sites/g/files/wph446/f/page/file/CommercialEvictionMoratoriumFINAL.pdf>

March 16, 2020 – California State – Authorization to Local Authorities for Residential Tenant Evictions Relief and Foreclosure Relief:

- Governor Newsom issued an executive order that authorizes local governments to halt evictions for renters and homeowners, slow foreclosures and protect utility shutoffs.

<https://www.gov.ca.gov/2020/03/16/governor-newsom-issues-executive-order-to-protect-renters-and-homeowners-during-covid-19-pandemic>

March 13, 2020 - City of San Francisco – Residential Tenant Protections:

- San Francisco Mayor Breed ordered a temporary moratorium on residential evictions of tenants unable to pay rent due to circumstances related to the COVID-19 Pandemic.

https://sfmayor.org/sites/default/files/SupplementalDeclaration2_03132020_stamped.pdf

NON-ESSENTIAL BUSINESS RESTRICTIONS

July 16, 2020 – City of Los Angeles – Safer L.A. Order (Revised):

- Los Angeles Mayor Garcetti revised the Public Order Under City of Los Angeles Emergency Authority dated June 1, 2020 (Safer L.A. Order).
- All indoor malls and shopping centers must not allow customers to enter until further notice, but may provide for curbside pick up.
- Personal care establishments may open for outdoor operations only.

<https://www.lamayor.org/sites/g/files/wph446/f/page/file/20200716MayorPublicOrderSAFERLA%28REV2020.07.16%29.pdf>

July 14, 2020 – City of Los Angeles – Safer L.A. Order (Revised):

- Los Angeles Mayor Garcetti revised the Public Order Under City of Los Angeles Emergency Authority dated June 1, 2020 (Safer L.A. Order).
- Shopping Centers may not operate except for curbside pick up
- Businesses that should remain closed now include:
 - Indoor fitness centers;
 - Hair salons and barbershops;
 - Zoos and museums;

- tasting rooms at breweries and wineries;
- offices in non-critical sectors, as defined by the California Department of Public Health; and
- Indoor malls and shopping centers, except for curbside pick up operations where feasible.
- Although healthcare operations are included in lawful activities, healthcare operations do not include fitness and exercise gyms and similar facilities.
- Places of worship may open if outdoors.

July 13, 2020 – State of California – County Data Monitoring:

- State of California Governor Newsom ordered the following businesses in all counties to close July 13, 2020:
 - Dine-in restaurants
 - Wineries and tasting rooms
 - Movie theaters
 - Family entertainment centers (for example: bowling alleys, miniature golf, batting cages and arcades)
 - Zoos and museums
 - Cardrooms
- Additionally, bars, brewpubs, breweries, and pubs must close all operations both indoor and outdoor statewide, unless they are offering sit-down, outdoor dine-in meals. Alcohol can only be sold in the same transaction as a meal.
- Counties that have remained on the County Monitoring List for 3 consecutive days (e.g., Los Angeles, Orange and Ventura) will be required to shut down the following industries or activities unless they can be modified to operate outside or by pick-up.
 - Fitness centers
 - Worship services
 - Protests
 - Offices for non-essential sectors
 - Personal care services, like nail salons, body waxing and tattoo parlors

- Hair salons and barbershops
- Malls

<https://covid19.ca.gov/roadmap-counties/>

July 2, 2020 – City of Los Angeles – Safer L.A. Order (Revised):

- Los Angeles Mayor Garcetti revised the Public Order Under City of Los Angeles Emergency Authority dated June 1, 2020 (Safer L.A. Order).
- Businesses and activities that should remain closed include:
 - Lounges, nightclubs and bars;
 - Public entertainment venues: movie theaters, live performance theaters, concert venues, theme parks, and festivals;
 - Family entertainment centers, such as bowling alleys, arcades, miniature golf, and batting cages;
 - Indoor and outdoor playgrounds for children, except those associated within a school or childcare centers;
 - Hot tubs, steam rooms, and saunas not located on a residential property; and
 - Beaches and beach parking lots
- Beaches are closed from July 3-6, 2020.
- Firework shows and events are prohibited.
- Bars, wineries and tasting rooms may open subject to certain protocols.
- Restaurants cannot offer indoor seating, but may provide seating for customers outdoors.
 - Restaurants interested in offering outdoor seating should consult the City of Los Angeles' Al Fresco dining program.
- The order outlines the following additional rules for gyms:
 - Patrons are required to wear cloth face coverings and gloves the entire time they are at the facility except when they are in the pool or in the shower;
 - Patrons must be warned to only do exercises to the extent they can breathe comfortably while wearing a face covering over both their nose and mouth at all times (Face masks or coverings with one-way valves are not permitted); and

- Signage must be posted to notify patrons of this new requirement and to caution them about overexerting themselves while wearing a face covering and exercising.

<https://www.lamayor.org/sites/g/files/wph446/f/page/file/20200702MayorPublicOrderSAFERLA%28REV2020.07.02%29.pdf>

June 29, 2020 – City of Los Angeles – Safer L.A. Order (Revised):

- Los Angeles Mayor Garcetti revised the Public Order Under City of Los Angeles Emergency Authority dated June 1, 2020 (Safer L.A. Order).
- Bars, brewpubs, breweries, and pubs, should now close until those establishments are allowed to resume operation under state and local guidance, unless they offer sit-down, dine-in meals in compliance with the Los Angeles County Department of Public Health protocols.

<https://www.lamayor.org/sites/g/files/wph446/f/page/file/20200629MayorPublicOrderSAFERLA%28REV2020.06.29%29.pdf>

June 20, 2020 – City of Los Angeles – Safer L.A. Order (Revised):

- Los Angeles Mayor Garcetti revised the Public Order Under City of Los Angeles Emergency Authority dated June 1, 2020 (Safer L.A. Order).
- Cardrooms, satellite wagering facilities, and racetrack onsite wagering facilities may open, subject to certain protocols.
- Personal care establishments, including nail salons, tanning salons, esthetician, skin care, and cosmetology services; electrology, body art professionals, tattoo parlors, and piercing shops; and massage therapy (in non-healthcare settings) may open to no more than 50% of their capacity, subject to certain protocols.
- Bars, wineries or brewery tasting rooms may open, subject to certain protocols.

<https://www.lamayor.org/sites/g/files/wph446/f/page/file/20200620MayorPublicOrderSAFERLA.pdf>

June 14, 2020 – City of Los Angeles – Safer L.A. Order (Revised):

- Los Angeles Mayor Garcetti revised the Public Order Under City of Los Angeles Emergency Authority dated June 1, 2020 (Safer L.A. Order).
 - Golf and tennis clubhouses course restaurants and pro shops may open.
 - Pools may open, subject to certain protocols.

- For hire fishing, chartered boats and limited outdoor equipment rentals may operate, subject to certain protocols. Participants in outdoor professional sports must adhere to certain protocols.
- Healthcare operations continues to be listed as an exempt essential activity, but they no longer exclude fitness and exercise gyms.
- Music, film and television production are now exempt as an essential activity, subject to certain protocols.
- Day camps, are now exempt as an essential activity, subject to certain protocols.
- Hotels, motels, shared rental units, RV parks and cabin rentals are now exempt as an essential activity, subject to certain protocols.
- Fitness facilities, libraries (for curbside pick-up), museums and businesses renting outdoor equipment are now exempt as essential activities, subject to certain protocols.
- Professional sports leagues, teams and facilities may operate for training and competition, without spectators, subject to certain protocols.

<https://www.lamayor.org/sites/g/files/wph446/f/page/file/20200614MayorPublicOrderSAFERLA.pdf>

June 9, 2020 – City of San Francisco – Retail Businesses and Restaurants:

- San Francisco Mayor Breed issued a supplemental emergency order implementing the below.
- The order creates a temporary program for retail businesses and restaurants to occupy the public sidewalk and parking lane fronting their premises with a permit, subject to rules and regulations.
 - Permits issued under the program will expire no later than December 31, 2020, subject to extension.
 - The program will last as long as the emergency period, unless terminated earlier.
- The Director of Property, the General Manager of the Recreation and Park Department, the Executive Director of the Port, and the Director of the Treasure Island Development Authority are authorized to create temporary programs to allow use of outdoor city property for retail and restaurants, and will issue rules and regulations to govern the same.
 - The order will remain in effect as long as the emergency period, unless terminated earlier.
- The Order creates a temporary program to allow seating for any restaurant uses in privately owned public open spaces required under Section 138 of the Planning Code

or under conditions of approval required by the Planning Commission, subject to rules and regulations.

- The order will remain in effect as long as the emergency period, unless terminated earlier.
- Any department with authority to impose fees in connection with permits issued by the Interdepartmental Staff Committee on Traffic and Transportation under Article 6 of the Transportation Code is authorized to waive such fees for permits issued to retail businesses or restaurants to temporarily close a street.
- The order will remain in effect as long as the emergency period, unless terminated earlier.

https://sfmayor.org/sites/default/files/Supplement%2018_06092020.pdf

June 1, 2020 – City of Los Angeles – Safer L.A. Order:

- Los Angeles Mayor Garcetti replaced the Public Order Under City of Los Angeles Emergency Authority dated March 19, 2020 with the Safer L.A. Order.
- All persons living within the City of Los Angeles are ordered to remain in their homes, subject, but not limited to the following exceptions:
 - People may leave their homes to engage in essential activities, including to protest.
 - People may leave their homes to engage in passive outdoor activities and recreation, including in parks and on the beach.
 - Pools, hot tubs, and saunas that are in a multi-unit residence can open upon implementing the Los Angeles County Department of Public Health Protocols for Reopening of Swimming Pools in Shared Residential Facilities.
 - Parks will remain open.
 - Emergency personnel are categorically exempt.
- All businesses within the City of Los Angeles are ordered to cease operations that require in-person attendance by workers, subject, but not limited to the following exceptions:
 - Indoor malls and shopping centers can open, but to no more than 50% of overall shopping center capacity.
 - Essential businesses are exempt.
 - Outdoor museums and other outdoor exhibition spaces may open upon implementing the Los Angeles County Department of Public Health Protocols for Opening for Outdoor Museums and Galleries.

- Restaurants and other food facilities that wish to provide in-person dining must implement the Los Angeles County Department of Public Health Restaurant Opening for On-Site Dining Protocols.
- Office-based businesses when teleworking is not possible is an exception, including professional services, such as legal, leasing and real estate transactions, payroll or accounting services, when necessary to assist in the permitting, inspection, construction, transfer and recording of ownership of housing, and the showing of property.
- Childcare facilities may open, subject to mandatory conditions.
- Retail stores may open, subject to certain protocols.
- Places of worship may open subject to certain protocols.
- Hair salons and barber shops may open subject to certain protocols.
- Individuals can leave their homes to provide any services or goods or perform any work necessary to build, operate, maintain or manufacture essential infrastructure.
- Non-essential businesses may conduct minimum operations.
- Businesses who fail to comply are subject to having their water and power services shut off by the Department of Water and Power.
- All travel is prohibited, subject to limited exceptions.

<https://www.lamayor.org/sites/g/files/wph446/f/SAFERLAORDER2020.03.19%28REV2020.06.01%29.pdf>

May 27, 2020 – City of Los Angeles – Safer at Home Order (Revised):

- Los Angeles Mayor Garcetti revised the Public Order Under City of Los Angeles Emergency Authority dated March 19, 2020, which requires most people to remain at home:
 - Indoor Malls and Shopping Centers can now open, but to no more than 50% of overall capacity.
 - Businesses who fail to comply with Paragraph 2 and Paragraph 5 of the order are subject to having their water and power services shut off by the Department of Water and Power.
 - The order now includes funerals, drive-through events, and in-person protests as essential activities.

- Beaches, golf courses and multi-family residential pools can now open with restrictions.
- Recreation and cultural programming and park facilities are to remain closed.
- Increases the list of activities exempt from the order to include: auto dealerships, legal, leasing and real estate transactions, payroll or accounting services, when necessary to assist in the permitting, inspection, construction, transfer and recording of ownership of housing, the showing of property, retail stores, and places of worship.
- Social distancing protocols and other restrictions must be adhered to by certain businesses and groups specified in the order.
- The revised order is to be in place during the local emergency period.

<https://www.lamayor.org/sites/g/files/wph446/f/page/file/20200527%20Mayor%20Public%20Order%20SAFER%20AT%20HOME%20ORDER%202020.03.19%20%28REV%202020.05.27%29.pdf>

March 19, 2020 – City of Los Angeles – Safer at Home Order:

- Los Angeles Mayor Garcetti issued an order requiring most people to remain at home through April 19, 2020.
https://www.lamayor.org/sites/g/files/wph446/f/article/files/SAFER_AT_HOME_ORDER2020.03.19.pdf

March 19, 2020 – California State – Shelter-In-Place:

- California Public Health Officer and Director of Department of Public Health orders all individuals living in the State of California to “shelter-in-place” for indefinite period of time.
<https://covid19.ca.gov/stay-home-except-for-essential-needs/>

March 17, 2020 – City of San Francisco – Restaurants:

- San Francisco Mayor Breed ordered that any local law requiring a restaurant use to have dine-in operations be suspended.
https://sfmayor.org/sites/default/files/Supplement_v3_03172020_stamped.pdf

March 16, 2020 – City of San Francisco – Stay at Home Order:

- San Francisco Local Health Officer issued an order requiring most people to remain at home through April 7, 2020.
<https://www.sfdph.org/dph/alerts/files/HealthOrderC19-07-%20Shelter-in-Place.pdf>

COURT ACCESS /JUDICIAL PROCESS LIMITATIONS

State

- See following links for information about COVID-19 related orders applicable to proceedings in state courts:

https://newsroom.courts.ca.gov/internal_redirect/cms.ipressroom.com.s3.amazonaws.com/262/files/20202/Statewide%20Order%20by%20the%20Chief%20Justice-Chair%20of%20the%20Judicial%20Council%203-23-2020.pdf

<http://www.lacourt.org/newsmedia/uploads/14202033011125520NRPJORDERREIMPLEMENTATIONOFNON-EMERGENCYORDERSfinal.pdf>

- California Supreme Court: Order by Chief Justice of the California Supreme Court (including suspending and continuing jury trials for 60 days)

https://newsroom.courts.ca.gov/internal_redirect/cms.ipressroom.com.s3.amazonaws.com/262/files/20202/Statewide%20Order%20by%20the%20Chief%20Justice-Chair%20of%20the%20Judicial%20Council%203-23-2020.pdf

- Los Angeles County Superior Court: General Order; dated 3/17/2020

<http://www.lacourt.org/newsmedia/uploads/14202033011125520NRPJORDERREIMPLEMENTATIONOFNON-EMERGENCYORDERSfinal.pdf>

- San Francisco County Superior Court:

- General Order, dated 3/24/2020

<https://sfsuperiorcourt.org/sites/default/files/pdfs/Implementation%20Order%20-%20COVID-19%2020%2003%2024.pdf?1585609007610>

- General Order, filed on 3/19/2020:

<https://sfsuperiorcourt.org/sites/default/files/pdfs/Implementation%20Order%20-%20COVID-19%2020%2003%2019.pdf?1585609007610>

Federal

- See following links for information about COVID-19 related orders applicable to proceedings in Federal courts:

<https://www.uscourts.gov/news/2020/03/12/judiciary-preparedness-coronavirus-covid-19>

<https://www.uscourts.gov/about-federal-courts/court-website-links/court-orders-and-updates-during-covid19-pandemic>

RECORDING/FILING OFFICE LIMITATIONS

- Below is a link to relevant information about recording offices prepared by the American Land Title Association.

<https://www.alta.org/business-tools/county-status.cfm?state=CA>

- Below are links to relevant information about filing offices prepared by CT Corporation System and Corporation Service Company

<https://ct.wolterskluwer.com/covid-19-status?v=794331>

<https://www.cscglobal.com/blog/covid-19-state-closings/>

REMOTE NOTARIZATION

As of March 27, 2020 California is not accepting remote notarizations.
