



**SUPERIOR COURT OF CALIFORNIA, COUNTY OF
CONTRA COSTA**
Public Information Office

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FOR IMMEDIATE RELEASE

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**URGENT RELEASE - UPDATED
UNLAWFUL DETAINER CASES**

With the passage of AB 3088 late last night, beginning September 2, 2020, the Contra Costa Superior Court will accept limited filings in unlawful detainer cases. The Emergency Local Rules – Civil (Sixth Amended) describe this process beginning at page 4. **The Court anticipates significant filings beginning September 2, 2020 and encourages use of our drop boxes. Lines will be long and in-person filings will be limited.**

- Commercial unlawful detainer filings will be accepted starting September 2, 2020.
- As required by AB 3088, between September 2 and October 4, inclusive, clerks will only accept new complaints and default judgments in residential unlawful detainer cases that are not based in whole or in part on nonpayment of rent or other charges.
- Filings must include the mandatory cover sheet stating whether the case is commercial or residential and whether it is based in whole or in part on nonpayment of rent or other charges. A form is attached as Exhibit A to the Civil Emergency Local Rules. The Judicial Council may also issue a mandatory form, which should

be used when issued. This cover sheet shall be in addition to other cover sheets that may be required.

- In-person filings for unlawful detainer cases will be limited as follows:
 - No more than 5 (five) unlawful detainer cases may be filed in a single transaction at a clerk's window. A single "case" would include, for example, all filings to initiate a new complaint or all filings required to obtain default and default judgment in a single matter. Thereafter, parties must return to the back of the line or use the drop box.
 - In Martinez, unlawful detainer filings will not be accepted at the clerk's office. Instead, proceed to Room 402 on the fourth floor of the Wakefield Taylor Courthouse. Martinez will accept unlawful detainer filings from 8:00 a.m. through 1:00 p.m. only, weekdays excluding Court holidays. Thereafter, filings may be placed in the drop box.
 - In Pittsburg and Richmond, unlawful detainer filings will be accepted at the clerk's office windows during normal business hours.

For information on self-help services in unlawful detainers, please visit our self-help site [here](#).

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