

NOTICE TO LANDLORDS/PROPERTY MANAGERS

DUE TO COVID-19, YOU MUST VERIFY, BY COMPLETING THE ATTACHED VERIFICATION AFFIDAVIT FORM, THAT THE SUBJECT RESIDENTIAL PROPERTY IS NOT A “COVERED DWELLING” UNDER SECTION 4024 OF THE C.A.R.E.S ACT.

BY ORDER OF THE PRESIDENT OF THE UNITED STATES OF AMERICA, EFFECTIVE MARCH 27, 2020, THERE IS A TEMPORARY EVICTION MORATORIUM ON ALL DWELLINGS COVERED UNDER THE C.A.R.E.S. ACT

IN ITS MAY 14, 2020 ORDER, THE SUPREME COURT OF TEXAS REQUIRES THAT THE EVICTION PETITION MUST INCLUDE A STATEMENT THAT “THE C.A.R.E.S ACT DOES NOT APPLY.” IF THE PROPERTY IS COVERED UNDER THE C.A.R.E.S ACT, YOU MUST GIVE A 30-DAY “NOTICE TO VACATE,” AND THAT NOTICE CANNOT BE GIVEN BEFORE JULY 25, 2020.

This Act applies to all housing programs such as public housing, project-based Section 8 Housing Choice Vouchers, LIHTC, etc. as well as the rural voucher program and properties with federally backed mortgages (HUD, Fannie Mae, Freddie Mac).

This federal moratorium does not apply to the following:

- Eviction cases that were filed before March 27, 2020
- Eviction cases with purely private landlords with no funding described above
- Eviction cases in which the grounds for eviction are alleged breaches not related to nonpayment of rent i.e. pet violations, criminal activity, threats, unauthorized occupants, trash, etc.

Justice Court, Fort Bend County, Precinct 2

CARES Act
Public Law 116-136

Sec. 4024 TEMPORARY MORATORIUM ON EVICTION FILINGS.

(a) DEFINITIONS.—In this section:

(1) COVERED DWELLING.—The term “covered dwelling” means a dwelling that—

(A) is occupied by a tenant—

- (i) pursuant to a residential lease; or
- (ii) without a lease or with a lease terminable under State law; and

(B) is on or in a covered property.

(2) COVERED PROPERTY.—The term “covered property” means any property that—

(A) participates in—

- (i) a covered housing program (as defined in section 41411(a) of the Violence Against Women Act of 1994 (34 U.S.C. 12491(a)));
- or
- (ii) the rural housing voucher program under section 542 of the Housing Act of 1949 (42 U.S.C. 1490r); or

(B) has a—

- (i) Federally backed mortgage loan; or
- (ii) Federally backed multifamily mortgage loan.

(3) DWELLING.—The term “dwelling”—

(A) has the meaning given the term in section 802 of the Fair Housing Act (42 U.S.C. 3602); and

(B) includes houses and dwellings described in section 803(b) of such Act (42 U.S.C. 3603(b)).

(4) FEDERALLY BACKED MORTGAGE LOAN.—The term “Federally backed mortgage loan” includes any loan (other than temporary financing such as a construction loan) that —

(A) is secured by a first or subordinate lien on residential real property (including individual units of condominiums and cooperatives) designed principally for the occupancy of from 1 to 4 families, including any such secured loan, the proceeds of which are used to prepay or pay off an existing loan secured by the same property; and

(B) is made in whole or in part, or insured, guaranteed, supplemented, or assisted in any way by any officer or agency of the Federal Government or under or in connection with a housing or urban development program administered by the Secretary of Housing and Urban Development or a housing or related program administered by any other such officer or agency, or is purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association.

(5) FEDERALLY BACKED MULTIFAMILY MORTGAGE LOAN.—The term “Federally backed multifamily mortgage loan” includes any loan (other than temporary financing such as a construction loan) that—

(A) is secured by a first or subordinate lien on residential multifamily real property designed principally for the occupancy of 5 or more families, including any such secured loan, the proceeds of which are used to prepay or pay off an existing loan secured by the same property; and

(B) is made in whole or in part, or insured, guaranteed, supplemented, or assisted in any way, by any officer or agency of the Federal Government or under or in connection with a housing or urban development program administered by the Secretary of Housing and Urban Development or a housing or related program administered by any other such officer or agency, or is purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association.

(b) MORATORIUM.—During the 120-day period beginning on the date of enactment of this Act, the lessor of a covered dwelling may not-

(1) make, or cause to be made, any filing with the court of jurisdiction to initiate a legal action to recover possession of the covered dwelling from the tenant for nonpayment of rent or other fees or charges; or

(2) charge fees, penalties, or other charges to the tenant related to such nonpayment of rent.

(c) NOTICE.—The lessor of a covered dwelling unit-

(1) may not require the tenant to vacate the covered dwelling unit before the date that is 30 days after the date on which the lessor provides the tenant with a notice to vacate; and

(2) may not issue a notice to vacate under paragraph (1) until after the expiration of the period described in subsection (b).