

Notice on Federal CARES Act Eviction Moratorium

On March 27, 2020 the Coronavirus Aid, Relief and Economic Security Act was enacted. The CARES Act includes a 120 day moratorium restricting landlords from the filing of dispossessory affidavits seeking the eviction of tenants from “covered properties.” “Covered properties” includes, without limitation, federally assisted rental housing programs such as public housing and section 8 housing. The CARES Act also covers rental properties (1-4 units) with federally backed mortgage loans, and rental properties (5+ units) with federally backed multifamily mortgage loans. Landlords should seek legal advice from their attorney before filing a dispossessory affidavit to determine if the filing will be in violation of the CARES Act. Please do not ask the judges or clerks of the Magistrate Court for guidance on this issue, as they cannot give legal advice.