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Temporary Halt in Residential Evictions To Prevent the Further Spread of COVID-19

SUMMARY:

The Centers for Disease Control and Prevention (CDC), located within the Department of Health and Human Services (HHS), announces the issuance of an Order under Section 361 of the Public Health Service Act to temporarily halt residential evictions to prevent the further spread of COVID-19.

DATES:

This Order is effective September 4, 2020, - December 31, 2020.

Applicability:

- Under this Order, a landlord, owner of a residential property, or other people with a legal right to pursue eviction or possessory action, shall not evict any covered person from any residential property in any jurisdiction to which this Order applies during the effective period of the Order. This Order does not apply in any State, local, territorial, or tribal area with a moratorium on residential evictions that provide the same or greater public-health protection level than the requirements listed in this Order. The Maryland eviction moratorium expired on July 25th.
- This Order is a temporary eviction moratorium to prevent the further spread of COVID-19. This Order does not relieve any individual of any obligation to pay rent, make a housing payment, or comply with any other obligation that the individual may have under a tenancy, lease, or similar contract. Nothing in this Order precludes the charging or collecting of fees, penalties, or interest due to the failure to pay rent or other housing payments on a timely basis, under the terms of any applicable contract.
- In accordance with [42 U.S.C. 264\(e\)](#), this Order does not preclude State, local, territorial, and tribal authorities from imposing additional requirements that provide greater public-health protection and are more restrictive than this Order's requirements.
- Nothing in this Order precludes evictions based on a tenant, lessee, or resident: (1) Engaging in criminal activity while on the premises; (2) threatening the health or safety of other residents; (3) damaging or posing an immediate and significant risk of damage to property; (4) violating any applicable building code, health ordinance, or similar regulation relating to health and safety; or (5) violating any other contractual obligation, other than the timely payment of rent or equal housing-related compensation (including non-payment or late payment of fees, penalties, or interest).
- While the CDC order delays evictions for nonpayment of rent, it doesn't help renters dig out of any debts they owe to landlords.
- To qualify for this protection, tenants must expect to earn no more than \$99,000 in income this year (or \$198,000 for joint filers). They also must certify that they've suffered a substantial loss of income, that they're paying as much rent as they can, and that they are seeking all available government assistance for rent or housing.
- Each adult listed on a lease must sign a [declaration form](#) stating that they meet the eligibility criteria and give it to their landlord. Declaration form can be found here: <https://www.cdc.gov/coronavirus/2019-ncov/downloads/declaration-form.pdf>