

116TH CONGRESS  
2D SESSION

# S. 3585

To place a moratorium on evictions during the coronavirus emergency.

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IN THE SENATE OF THE UNITED STATES

MARCH 25, 2020

Mr. JONES (for himself and Mr. BROWN) introduced the following bill; which  
was read twice and referred to the Committee on Banking, Housing, and  
Urban Affairs

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## A BILL

To place a moratorium on evictions during the coronavirus  
emergency.

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Moratorium on  
5 Coronavirus Evictions Act”.

6 **SEC. 2. TEMPORARY MORATORIUM ON EVICTION FILINGS.**

7 (a) DEFINITIONS.—In this section:

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

10 (A) is occupied by a tenant—

1 (i) pursuant to a residential lease; or

2 (ii) without a lease or with a lease ter-

3 minable under State law; and

4 (B) is on or in a covered property.

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

7 (A) participates in—

8 (i) a covered housing program (as de-  
9 fined in section 41411(a) of the Violence  
10 Against Women Act of 1994 (34 U.S.C.  
11 12491(a))); or

12 (ii) the rural housing voucher pro-  
13 gram under section 542 of the Housing  
14 Act of 1949 (42 U.S.C. 1490r); or

15 (B) has a—

16 (i) federally backed mortgage loan; or

17 (ii) federally backed multifamily mort-  
18 gage loan.

19 (3) DWELLING.—The term “dwelling”—

20 (A) has the meaning given the term in sec-  
21 tion 802 of the Fair Housing Act (42 U.S.C.  
22 3602); and

23 (B) includes houses and dwellings de-  
24 scribed in section 803(b) of such Act (42  
25 U.S.C. 3603(b)).

1 (4) FEDERALLY BACKED MORTGAGE LOAN.—

2 The term “federally backed mortgage loan” includes  
3 any loan (other than temporary financing such as a  
4 construction loan) that—

5 (A) is secured by a first or subordinate lien  
6 on residential real property (including indi-  
7 vidual units of condominiums and cooperatives)  
8 designed principally for the occupancy of from  
9 1 to 4 families, including any such secured  
10 loan, the proceeds of which are used to prepay  
11 or pay off an existing loan secured by the same  
12 property; and

13 (B) is made in whole or in part, or in-  
14 sured, guaranteed, supplemented, or assisted in  
15 any way, by any officer or agency of the Fed-  
16 eral Government or under or in connection with  
17 a housing or urban development program ad-  
18 ministered by the Secretary of Housing and  
19 Urban Development or a housing or related  
20 program administered by any other such officer  
21 or agency, or is purchased or securitized by the  
22 Federal Home Loan Mortgage Corporation or  
23 the Federal National Mortgage Association.

24 (5) FEDERALLY BACKED MULTIFAMILY MORT-  
25 GAGE LOAN.—The term “federally backed multi-

1 family mortgage loan” includes any loan (other than  
2 temporary financing such as a construction loan)  
3 that—

4 (A) is secured by a first or subordinate lien  
5 on residential multifamily real property de-  
6 signed principally for the occupancy of 5 or  
7 more families, including any such secured loan,  
8 the proceeds of which are used to prepay or pay  
9 off an existing loan secured by the same prop-  
10 erty; and

11 (B) is made in whole or in part, or in-  
12 sured, guaranteed, supplemented, or assisted in  
13 any way, by any officer or agency of the Fed-  
14 eral Government or under or in connection with  
15 a housing or urban development program ad-  
16 ministered by the Secretary of Housing and  
17 Urban Development or a housing or related  
18 program administered by any other such officer  
19 or agency, or is purchased or securitized by the  
20 Federal Home Loan Mortgage Corporation or  
21 the Federal National Mortgage Association.

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

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

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

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

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

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

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