

116TH CONGRESS
2D SESSION

H. R. 6347

To establish a moratorium on evictions from rental dwelling units during the public health emergency relating to coronavirus, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MARCH 23, 2020

Mr. GARCÍA of Illinois (for himself, Ms. LEE of California, Ms. WILSON of Florida, Ms. DELAURO, Ms. OCASIO-CORTEZ, Ms. SCHAKOWSKY, Mrs. CAROLYN B. MALONEY of New York, Mr. LYNCH, Mr. RYAN, Ms. ESHOO, Mr. NEGUSE, Mr. LEVIN of Michigan, Ms. VELÁZQUEZ, Mr. POCAN, Ms. TLAIB, Mr. ESPAILLAT, Mr. SOTO, Mr. GRIJALVA, Ms. NORTON, Mr. DANNY K. DAVIS of Illinois, Mr. BEYER, Ms. PRESSLEY, Ms. FUDGE, Ms. MENG, Mr. VARGAS, Mrs. TORRES of California, Mr. NADLER, Mr. MCNERNEY, Mr. CÁRDENAS, Mr. SAN NICOLAS, Mr. HASTINGS, Ms. OMAR, Mr. ENGEL, Mrs. WATSON COLEMAN, Ms. JAYAPAL, Mr. CARSON of Indiana, Mr. RUSH, Mr. DEFazio, Mr. LEWIS, Mr. KENNEDY, and Ms. GARCIA of Texas) introduced the following bill; which was referred to the Committee on the Judiciary

A BILL

To establish a moratorium on evictions from rental dwelling units during the public health emergency relating to coronavirus, and for other purposes.

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 “Rental Eviction Mora-
5 torium Act of 2020”.

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

2 (a) CONGRESSIONAL FINDINGS.—The Congress finds
3 that—

4 (1) according to the 2018 American Community
5 Survey, 36 percent of households in the United
6 States—more than 43 million households—are rent-
7 ers;

8 (2) in 2019 alone, renters in the United States
9 paid \$512 billion in rent;

10 (3) according to the Joint Center for Housing
11 Studies of Harvard University, 20.8 million renters
12 in the United States spent more than 30 percent of
13 their incomes on housing in 2018 and 10.9 million
14 renters spent more than 50 percent of their incomes
15 on housing in the same year;

16 (4) Moody's Analytics estimates that 27 million
17 jobs in the U.S. economy are at high risk because
18 of COVID-19;

19 (5) the impacts of the spread of COVID-19,
20 which is now considered a global pandemic, are ex-
21 pected to negatively impact the incomes of poten-
22 tially millions of renter households, making it dif-
23 ficult for them to pay their rent on time; and

24 (6) evictions in the current environment would
25 increase homelessness and housing instability which
26 would be counterproductive towards the public

1 health goals of keeping individuals in their homes to
2 the greatest extent possible.

3 (b) MORATORIUM.—During the period beginning on
4 the date of the enactment of this Act and ending on the
5 date described in paragraph (1) of subsection (d), the les-
6 sor of a covered dwelling may not make, or cause to be
7 made, any filing with the court of jurisdiction to initiate
8 a legal action to recover possession of the covered dwelling
9 from the tenant regardless of cause, except when a tenant
10 perpetrates a serious criminal act that threatens the
11 health, life, or safety of other tenants or staff of the prop-
12 erty in which the covered dwelling is located.

13 (c) DEFINITIONS.—For purposes of this section, the
14 following definitions shall apply:

15 (1) COVERED DWELLING.—The term “covered
16 dwelling” means a dwelling that is occupied by a
17 tenant—

18 (A) pursuant to a residential lease; or

19 (B) without a lease or with a lease ter-
20 minable at will under State law.

21 (2) DWELLING.—The term “dwelling” has the
22 meaning given such term in section 802 of the Fair
23 Housing Act (42 U.S.C. 3602) and includes houses
24 and dwellings described in section 803(b) of such
25 Act (42 U.S.C. 3603(b)).

1 (d) SUNSET.—

2 (1) SUNSET DATE.—The date described in this
3 paragraph is the date of the expiration of the 6-
4 month period that begins upon the termination by
5 the Federal Emergency Management Agency of the
6 emergency declared on March 13, 2020, by the
7 President under the Robert T. Stafford Disaster Re-
8 lief and Emergency Assistance Act (42 U.S.C. 4121
9 et seq.) relating to the Coronavirus Disease 2019
10 (COVID-19) pandemic.

11 (2) NOTICE TO VACATE AFTER SUNSET
12 DATE.—After the date described in paragraph (1),
13 the lessor of a covered dwelling may not require the
14 tenant to vacate the covered dwelling before the ex-
15 piration of the 30-day period that begins upon the
16 provision by the lessor to the tenant, after the date
17 described in paragraph (1), of a notice to vacate the
18 covered dwelling.

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