

117TH CONGRESS  
1ST SESSION

# S. 2776

To clarify that the Secretary of Health and Human Services has authority to implement a residential eviction moratorium under the quarantine authority vested by the Public Health Service Act, and for other purposes.

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## IN THE SENATE OF THE UNITED STATES

SEPTEMBER 21, 2021

Ms. WARREN (for herself, Mr. MARKEY, Mr. PADILLA, Ms. HIRONO, Mr. SANDERS, and Mrs. GILLIBRAND) introduced the following bill; which was read twice and referred to the Committee on Health, Education, Labor, and Pensions

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## A BILL

To clarify that the Secretary of Health and Human Services has authority to implement a residential eviction moratorium under the quarantine authority vested by the Public Health Service Act, 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 “Keeping Renters Safe  
5 Act”.

1 **SEC. 2. CLARIFICATION HHS HAS AUTHORITY FOR RESI-**  
2 **DENTIAL EVICTION MORATORIA.**

3 Section 361 of the Public Health Service Act (42  
4 U.S.C. 264) is amended—

5 (1) by redesignating subsection (e) as sub-  
6 section (f); and

7 (2) by inserting after subsection (d) the fol-  
8 lowing:

9 “(e) Consistent with the standard described in sub-  
10 section (a), regulations under this section may implement,  
11 maintain, or extend a residential eviction moratorium.”.

12 **SEC. 3. COVID-19 EVICTION MORATORIUM.**

13 (a) IN GENERAL.—The Secretary of Health and  
14 Human Services shall implement a national residential  
15 eviction moratorium under section 361 of the Public  
16 Health Service Act (42 U.S.C. 264) to reduce the intro-  
17 duction, transmission, and spread of COVID-19 and oth-  
18 erwise address the public health emergency declared under  
19 section 319 of the such Act (42 U.S.C. 247d) with respect  
20 to COVID-19.

21 (b) APPLICABILITY.—The moratorium under sub-  
22 section (a) shall—

23 (1) be automatic, without requiring individuals  
24 to apply for coverage; and

25 (2) apply to all residential eviction filings, hear-  
26 ings, judgments, and execution of judgments, except

1       that the Secretary of Health and Human Services  
2       may establish moratorium exceptions necessary to  
3       protect the health and safety of others.

4       (c) PERIOD FOLLOWING PUBLIC HEALTH EMER-  
5 GENCY.—The moratorium under subsection (a) shall re-  
6 main in effect at least 60 days after the conclusion of the  
7 public health emergency described in such subsection, in-  
8 cluding any extensions thereof.

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