

116TH CONGRESS
2D SESSION

S. 4097

To provide a temporary moratorium on eviction filings, and for other purposes.

IN THE SENATE OF THE UNITED STATES

JUNE 29, 2020

Ms. WARREN (for herself, Mr. BROWN, Mr. DURBIN, Mr. MARKEY, Mr. BLUMENTHAL, Mr. SANDERS, Ms. SMITH, Mr. MERKLEY, Mr. WYDEN, Mrs. GILLIBRAND, Ms. DUCKWORTH, Ms. HIRONO, Mr. LEAHY, Mr. CARDIN, Ms. KLOBUCHAR, Ms. HARRIS, and Mr. SCHUMER) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To provide a temporary moratorium on eviction filings, 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 “Protecting Renters
5 from Evictions and Fees Act of 2020”.

6 **SEC. 2. EVICTION MORATORIUM.**

7 Section 4024 of the CARES Act (15 U.S.C. 9058)
8 is amended to read as follows:

1 **“SEC. 4024. TEMPORARY MORATORIUM ON EVICTION FIL-**
2 **INGS.**

3 “(a) FINDINGS.—Congress finds that—

4 “(1) according to the 2018 American Commu-
5 nity Survey, 36 percent of households in the United
6 States, or more than 43,000,000 people, are renters;

7 “(2) in 2019, renters in the United States paid
8 \$512,000,000,000 in rent;

9 “(3) according to the Joint Center for Housing
10 Studies of Harvard University, 20,800,000 renters
11 in the United States spent more than 30 percent of
12 their incomes on housing in 2018 and 10,900,000
13 renters spent more than 50 percent of their incomes
14 on housing in the same year;

15 “(4) according to data from the Department of
16 Labor, more than 40,000,000 people in the United
17 States have filed for unemployment since the
18 COVID–19 pandemic began;

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 to the public health

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

3 “(b) DEFINITIONS.—In this section:

4 “(1) COVERED DWELLING.—The term ‘covered
5 dwelling’ means a dwelling that is occupied by a ten-
6 ant—

7 “(A) pursuant to a residential lease; or

8 “(B) without a lease or with a lease ter-
9 minable at will under State law.

10 “(2) DWELLING.—The term ‘dwelling’—

11 “(A) has the meaning given the term in
12 section 802 of the Fair Housing Act (42 U.S.C.
13 3602); and

14 “(B) includes a house or dwelling de-
15 scribed in section 803(b) of such Act (42
16 U.S.C. 3603(b)).

17 “(c) MORATORIUM.—During the 1-year period begin-
18 ning on March 27, 2020, the lessor of a covered dwelling
19 may not—

20 “(1) make, or cause to be made, any filing with
21 the court of jurisdiction to initiate a legal action to
22 recover possession of the covered dwelling from the
23 tenant for nonpayment of rent or other fees or
24 charges, or for reasons motivated wholly or in part

1 by the nonpayment of rent or other fees or charges
2 by the tenant; or

3 “(2) charge fees, penalties, or other charges to
4 the tenant related to such nonpayment of rent.

5 “(d) NOTICE TO VACATE AFTER MORATORIUM EXPI-
6 RATION DATE.—After the expiration of the period de-
7 scribed in subsection (c), the lessor of a covered dwelling
8 may not require the tenant to vacate the covered dwelling
9 by reason of nonpayment of rent or other fees or charges
10 before the expiration of the 30-day period that begins
11 upon the provision by the lessor to the tenant, after the
12 expiration of the period described in subsection (c), of a
13 notice to vacate the covered dwelling.”.

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