

# STATE OF NEW YORK

10827

## IN ASSEMBLY

July 16, 2020

Introduced by COMMITTEE ON RULES -- (at request of M. of A. Reyes) --  
read once and referred to the Committee on Housing

AN ACT preventing evictions during the COVID-19 covered period

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. This act shall be known and may be cited as the "Emergency  
2 Housing Stability and Displacement Prevention Act".  
3 § 2. Legislative findings. The legislature hereby finds and declares  
4 that the COVID-19 pandemic has been a public health and economic crisis  
5 unparalleled by any in modern history. The State has lost over 30,000 of  
6 its citizens and more than 380,000 have been confirmed infected, a  
7 number which continues to escalate. A clear consensus of public health  
8 experts predicts subsequent waves of increasing infections, which could  
9 lead to graver consequences to public health and the economy than those  
10 that have occurred thus far. The lack of a cure or effective vaccine  
11 means there is no definitive endpoint to the harm from COVID-19 on the  
12 State. The legislature further finds and declares that housing instabil-  
13 ity and homelessness lead to worse health outcomes for individuals and  
14 in doing so worsen public health. The legislature further finds and  
15 declares that the COVID-19 pandemic and its resultant economic instabil-  
16 ity and job losses has worsened an existing housing crisis state-wide  
17 where millions of tenants were already rent-burdened, and millions of  
18 homeowners were already struggling to remain current on their mortgages.  
19 The existing housing crisis disproportionately impacts Black and Latinx  
20 individuals and communities. The legislature further finds and declares  
21 that the well-documented disproportionate impacts of both the COVID-19  
22 pandemic and the housing crisis on communities of color are deeply  
23 connected to and rooted in systemic racism. The legislature further  
24 finds and declares that the State is presently in a state of emergency  
25 and extra ordinary measures have been implemented in all aspects of  
26 society to protect public health and welfare. The legislature further  
27 finds and declares that it is counterproductive to public health and  
28 welfare to allow evictions and foreclosures until the COVID-19 pandemic  
29 has passed and sufficient time has been provided for communities to

EXPLANATION--Matter in italics (underscored) is new; matter in brackets  
[-] is old law to be omitted.

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1 recover. Accordingly, the legislature must protect public health and  
2 welfare and extend a moratorium on evictions and foreclosures until one  
3 year after this crisis has concluded.

4 § 3. For the purposes of this act, the "COVID-19 covered period" shall  
5 include March 7, 2020 through the end of the state of emergency in the  
6 state of New York plus one full year. For the purposes of this act, the  
7 "state of emergency" period includes, but is not limited to, any period  
8 referenced in Executive Orders 202, 202.8, 202.28 and any other execu-  
9 tive order that closed or otherwise restricted public or private busi-  
10 nesses or places of public accommodation, or required postponement or  
11 cancellation of all non-essential gatherings of individuals of any size  
12 for any reason in response to the COVID-19 pandemic, within the state of  
13 New York. For the purposes of this act, "lawful occupant" of a residen-  
14 tial or commercial property shall mean any person or business for whom  
15 eviction proceedings in a court of law would be legally required to  
16 remove said occupant from the residential or commercial property,  
17 including but not limited to, any person who occupied the residential  
18 property for thirty consecutive days or longer.

19 § 4. Notwithstanding any provision of law to the contrary:

20 1. No court shall authorize the execution or enforcement of a warrant  
21 of eviction or order a monetary judgment for rent arrears against a  
22 tenant or lawful occupant of a residential or commercial property during  
23 the COVID-19 covered period.

24 2. No court shall accept for filing any papers commencing any action  
25 or proceeding seeking a judgment of possession or a monetary judgment  
26 against a tenant or lawful occupant of a residential property for rent  
27 or use and occupancy during the COVID-19 covered period.

28 3. No court shall issue a warrant of eviction or judgment of  
29 possession against a residential or commercial tenant or other lawful  
30 occupant, or execute a judgment of foreclosure and sale of any owner-oc-  
31 cupied or rented residential or commercial property, during the COVID-19  
32 covered period.

33 § 5. This act shall take effect immediately.