



NEW YORK STATE SENATOR

Zellnor Myrie

## COVID-19 Emergency Eviction and Foreclosure Prevention Act of 2020

ZELLNOR MYRIE January 2, 2021

| ISSUE: **COVID-19 EMERGENCY EVICTION AND FORECLOSURE PREVENTION ACT**



### Emergency Protections for Tenants and Property Owners Facing COVID-19 Financial Hardship

On December 28, 2020, Governor Cuomo signed into law the COVID-19 Emergency Eviction and Foreclosure Prevention Act of 2020 (L. 2020, c. 381; “Act”). The Act provides immediate relief to respondents and defendants in residential eviction proceedings and foreclosure actions in New York State.

#### **Tenants**

who have lost income or had increased costs during the COVID-19 pandemic, or for whom moving would pose a significant COVID-related health risk, are protected from eviction until at least May 1, 2021 for nonpayment of rent or for holding over after the expiration of your lease.

**Property owners** who have lost income or had increased costs during the COVID-19 pandemic, are protected from foreclosure until at least May 1, 2021.

In order to be protected from eviction or foreclosure, you must complete a Hardship Declaration Form and return it to your landlord or the court (if you are a tenant) or your mortgage lender (if you are a property owner). Landlords and mortgage lenders are required to provide this form to you, but they are also available here:

- [Hardship Declaration Form for tenants](#)
- [Hardship Declaration Form for tenants \(Español\)](#)
- [Hardship Declaration Form for property owners](#)
- [Hardship Declaration Form for property owners \(Español\)](#)

Please contact our office if we can be of any assistance to you.