NOTE: This sample notice is intended only as an example of a possible notice to tenants in covered dwelling units in HOME-assisted properties. It is not intended to encompass all of the tenant protections that may apply to a tenant based on other federal assistance, or state and local laws. Additionally, changes may be made periodically to the information in the sample notice; these changes may or may not be incorporated in any new version of the sample notice. This disclaimer applies to any use of the information in this sample notice.

The Coronavirus Aid, Relief, and Economic Security (CARES) Act established a 120-day moratorium on evictions in certain federally-assisted housing, including housing assisted with funds from the HOME program. The eviction moratorium applies to all covered dwelling units in HOME-assisted rental projects, as well as units occupied by recipients of HOME-funded Tenant-Based Rental Assistance (TBRA). If HOME funds were provided to your property as a loan, the eviction moratorium applies to all rental units in or on the property. The eviction moratorium began on March 27, 2020 and is in effect through July 24, 2020.

During the moratorium period, you may not:

* File eviction actions against tenants for nonpayment of rent
* Charge any late fees, or accrue charges/fees, for nonpayment of rent during the 120-day period

Rent is still due during the eviction moratorium and unpaid rent can accrue during the 120-day period. If the amount owed for rent is not paid after July 24, 2020, owners/property managers may file for eviction in the court of jurisdiction 30 days after a notice of eviction is issued to the tenant, in accordance with state and local laws.

The eviction moratorium does not affect any eviction that was in the court of jurisdiction before March 27, 2020 in accordance with state and local laws. If a tenant was past due on rent, and received a notice of eviction, or an eviction action was filed before March 27, 2020, the owner/property manager may proceed with the an eviction action after providing a 30-day written notice in accordance with HOME requirements, and applicable state and local laws.

Included is a sample flyer that you may use to notify tenants covered by the moratorium of the protections provided to them during the moratorium period.