

## ***Eliminate the Federal Eviction Notice to Vacate***

**ASK: Cosponsor and urge support for the Respect State Housing Laws Act ([H.R. 802](#)) which eliminates the CARES Act's 30-day notice to vacate requirement for federally-backed and federally-assisted housing and returns eviction policies back to the states.**

### General Talking Points

- The 2020 CARES Act established a temporary 120-day moratorium on evictions due to nonpayment of rent, which applied to federally backed and federally assisted housing.
- The law also instituted a temporary notice procedure, requiring housing providers to notify covered residents 30 days before filing for eviction after the moratorium ended on July 24, 2020.
- This requirement, however, remains contested in courts today, long after the moratorium itself ended.
- Evictions are costly and a difficult experience for all parties involved.
- The pandemic highlighted housing providers' efforts to utilize all available resources and be as flexible as their circumstances allow to help their residents avoid eviction and remain stably housed.
- Yet, the eviction process is critical for resolving landlord and tenant disputes and for housing providers to legally recover possession of their property when a renter violates the lease agreement.
- Post-pandemic, court backlogs are stretching the eviction process from a number of weeks or months to more than a year in some jurisdictions, while housing providers remain unpaid.
- Because of the continued enforcement of the CARES Act notice requirement, housing providers face even more lost rent while waiting for evictions to be processed in court.
- This adds up - 91 cents of every [dollar of rent](#) goes to property operations and maintenance.
- This is particularly challenging for operators of subsidized housing and mom and pop landlords.
- When this federal requirement is removed, renters retain tenant protections in states' established landlord/tenant and eviction laws.

### Senate Meetings

- **We urge your support of legislation eliminating this requirement from federal law.**
- Legislation to do this was introduced in the House as H.R. 802, the *Respect State Housing Laws Act*. We are hopeful similar legislation will be introduced in the Senate this year.

### House Meetings

- **We urge you to cosponsor [H.R. 802](#), the *Respect State Housing Laws Act*, introduced by Congressman Barry Loudermilk (R-GA-11).**
- The bill eliminates the federal notice to vacate requirement from the CARES Act and returns eviction policies back to the states.

#### **PRO TIPS**

*Review the list of cosponsors for H.R. 802 and thank your Representative if they are on that list.*

*Reference the NAA infographic on the eviction process for nonpayment of rent. The eviction process varies widely by jurisdiction with some common elements.*

*Share the notice period for your home jurisdiction as a contrast to the 30-day requirement as well as tenant protections already in place.*

*Use the "Dollar of Rent" infographic to illustrate how lost rent can impact the stability of properties.*