

At the end of July, the longstanding nationwide eviction moratorium issued by the U.S. Centers for Disease Control and Prevention (the "CDC") expired. However, on August 3, 2021, the CDC issued a new, slightly more limited eviction moratorium which runs through October 3, 2021 and that is designed to target areas that are experiencing elevated rates of COVID transmission. This new moratorium will temporarily halt certain evictions in counties with "substantial and high levels" of COVID transmission and is estimated to cover areas where 90% of the U.S. population lives. Although the new eviction moratorium issued by the CDC does not apply to all evictions and circumstances, it is important for both landlords and tenants to understand their rights under this new moratorium, as there are steep penalties for violations thereof. And, as with previous iterations of the eviction moratorium, it is important to note that this new moratorium does not suspend the obligation to pay rent.

Needless to say, this is a very fluid situation, and it can be extremely challenging trying to navigate all of the moratoria and special rules put in place as a result of the coronavirus pandemic. The real estate attorneys at Rosenn Jenkins & Greenwald are keeping abreast of all the most recent developments in the landlord/tenant arena. Whether you are a landlord or tenant, for guidance and representation in connection with your particular situation, please contact Attorney Tom MacNeely at tmacneely@rjglaw.com, Attorney Dan Taroli at dtaroli@rjglaw.com or call (570) 826-5600 and we would be happy to assist you.