

SUMMARY OF EXECUTIVE ORDERS, ADMINISTRATIVE ORDERS AND COURT DIRECTIVES

Last Updated February 5, 2021

I. Commercial Eviction Proceedings

A. COVID-19 Financial Hardship Moratorium For Nonpayment of Rent Until February 26, 2021

The moratorium on the initiation of a proceeding or enforcement of an eviction of any commercial tenant for nonpayment of rent against a commercial tenant that is eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic is currently until February 26, 2021, as most recently extended by [Executive Order No. 202.92](#).

B. Commencement Of New Eviction Proceedings

You can commence a nonpayment proceeding against commercial tenant who is not eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic. The Clerk is directed not to accept any new filings in any commercial eviction proceeding based upon nonpayment of rent covered under Executive Order No. 202.81 (as most recently extended by [Executive Order No. 202.92](#) until February 26, 2021). [DRP-215](#).

Commercial holdover eviction proceedings may proceed in the normal course. [DRP-215](#).

C. Eviction Matters Commenced Prior To March 17, 2020 May Proceed in The Normal Course

All other commercial evictions matters commenced prior to March 17, 2020 may proceed in the normal course (without conference), subject to further limitations and stays. [Administrative Order 160A/20](#).

D. Continued Suspension of Eviction Matters Commenced After March 16, 2020

Commercial eviction proceedings commenced after March 16, 2020 shall, upon the filing of a petition (if no answer is filed thereafter) or the filing of an answer, be suspended until further order. Notwithstanding the foregoing, eviction matters in which all parties are represented by counsel shall be eligible for calendaring for virtual settlement conferences. [Administrative Order 160A/20](#).

E. Filing and Service

Unless otherwise prohibited by gubernatorial Executive Order, parties may commence new matters and proceed in pending matters by any means of filing and service normally permitted under statute and court rule. [Administrative Order 267/20](#).

All parties are strongly urged to avoid in-person filing and service wherever possible during the ongoing COVID-19 health emergency, and to rely instead on NYSCEF, EDDS, and mail filing and/or service, where permitted. [Administrative Order 267/20](#).

Petitions in eviction proceedings pursuant to Article 7 of the Real Property Actions and Proceedings Law shall include the bilingual form Notice to Respondent Tenant annexed to Administrative Order 268/20, which must be printed on colored paper. [Administrative Order 268/20](#).

F. Remote Appearances

Eviction proceedings should be conducted remotely whenever appropriate. [Administrative Order 160A/20](#).

G. Resumption of Judgments on Matters Where All Parties Represented By Counsel

Beginning September 8, 2020, the Civil Court of the City of New York resumed entering judgments on matters before the Court where all parties are represented by counsel. Any matter that has been scheduled for a virtual

or in person appearance with the Court for which a represented party has not appeared will be given one final adjournment after which the Court may exercise its discretion in determining whether an application for dismissal or default should be granted. This policy does not apply to matters where a party is unrepresented. It also does not apply to those matters that are not currently being calendared in the Court, i.e., Consumer Debt cases or Small Claims cases. <http://nycourts.gov/courts/nyc/civil/CORONA/Resumption.shtml>.

H. Default Judgment Application For Nonpayment Of Rent Requires Affidavit

Any petitioner applying for a default judgment in a commercial landlord tenant proceeding based upon the respondent's failure to answer in a summary proceeding for nonpayment of rent shall submit, as part of such application, an affidavit by a person with personal knowledge of the facts, stating that the petitioner has made a good faith effort to ascertain whether the respondent is a person or business eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic, and that the respondent is not such a person or business. The affidavit shall state the facts upon which the individual bases this conclusion. [DRP- 210B](#).

I. Moratorium on Issuance of Warrants of Eviction

Until further notice, no warrant of eviction shall issue until such time as the current public health crisis has abated and this directive (DRP – 206) is rescinded. The foregoing is without prejudice to the right of petitioner to seek an exception by submitting a motion on notice establishing that no party is negatively affected by the COVID-19 epidemic. [DRP - 206](#).

The Clerk is directed not to issue a judgment of possession or warrant of eviction in any commercial eviction proceeding based upon nonpayment of rent covered under Executive Order 202.81 (as most recently extended by [Executive Order No. 202.92](#) until February 26, 2021). [DRP-215](#)

J. Enforcement of Warrant of Eviction For Nonpayment Of Rent Requires Motion On Notice With Affidavit

Any petitioner in a commercial landlord tenant proceeding seeking to enforce a warrant of eviction that was awarded before March 20, 2020 based upon the nonpayment of rent must first seek leave of court to enforce the warrant by filing a motion on notice. The motion seeking leave to enforce shall include an affidavit by a person with personal knowledge of the facts stating that petitioner has made a good faith effort to ascertain whether the respondent is a person or business eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic, and that the respondent is not such a person or business. The affidavit shall state the facts upon which the individual bases this conclusion. [DRP- 211B](#).

II. Residential Eviction Proceedings

Effective June 20, 2020, new residential eviction proceedings could be filed subject to the following subsequent changes that continue to evolve:

A. COVID-19 Emergency Eviction and Foreclosure Prevention Act of 2020

Under the [COVID-19 Emergency Eviction and Foreclosure Prevention Act of 2020](#) (Chapter 381 of the Laws of New York, 2020) (the "Act"), signed into law by Governor Cuomo on December 28, 2020 (the "Effective Date"), as promulgated by [Administrative Order 340/20](#) to apply to residential eviction matters before the New York State courts, and further set forth by memorandum of the Chief Clerk of the Civil Court of the City of New York in [CCM-212](#):

- All pending RPAPL article 7 eviction proceedings as of the Effective Date, and all proceedings filed through January 28, 2021, are stayed for at least sixty days.

- If a tenant, lawful occupant, or other person responsible for paying rent, use and occupancy, or any other financial obligation under a lease or tenancy agreement at a dwelling unit signs and delivers a [Hardship Declaration](#) to their landlord at the mailing address or e-mail address that the landlord sets forth in the Hardship Declaration, then such person(s) (i) cannot be evicted until at least May 1, 2021 for nonpayment of rent or for holding over after the expiration of the lease, but (ii) may still be evicted for violating the lease by persistently and unreasonably engaging in behavior that substantially infringes on the use and enjoyment of other tenants or occupants or causes a substantial safety hazard to others.
- If a tenant, lawful occupant, or other person responsible for paying rent, use and occupancy, or any other financial obligation under a lease or tenancy agreement at a dwelling unit signs and delivers a Hardship Declaration to the petitioner, an agent of the petitioner or the court, any pending eviction proceeding shall be stayed until at least May 1, 2021¹.
- If there is no pending eviction proceeding and a tenant provides a hardship declaration to the landlord or an agent of the landlord, there shall be no initiation of an eviction proceeding against the tenant until at least May 1, 2021², and in such event any specific time limit for the commencement of an eviction proceeding shall be tolled until May 1, 2021.
- Prior to starting an eviction proceeding, the petitioner or the petitioner's agent is required to serve a copy of the Hardship Declaration, in 14-point type, in English and the tenant's primary language, if other than English, with every written demand for rent made pursuant to subdivision 2 of section 711 of the real property actions and proceedings law, with any other written notice required by the lease or tenancy agreement, law or rule to be provided prior to the commencement of an eviction proceeding, and with every notice of petition served on a tenant, along with a list of all not-for profit [tenant's legal services organizations](#).
- The Hardship Declaration must include a mailing address, telephone number and active email address the tenant can use to contact the landlord and return the Hardship Declaration.
- No court shall accept for filing any petition or other commencement papers in an eviction proceeding unless those papers include affidavits as required by Part A, §5 of the Act:
 - 1. Demonstrating the manner in which the petitioner or the petitioner's agent served a copy of the Hardship Declaration in English and the tenant's primary language, if other English, with any rent demand and with any other written notice required by the lease or tenancy agreement, law or rule to be provided prior to the commencement of an eviction proceeding; and
 - 2. a. attesting that at the time of filing, neither the petitioner nor any agent of the petitioner has received a Hardship Declaration from the respondent or any other tenant or occupant of the dwelling unit that is the subject of the proceeding, or b. attesting that the respondent or another tenant or occupant of the dwelling unit that is the subject of the proceeding has returned a Hardship Declaration, but the respondent is persistently and unreasonably engaging in behavior that substantially infringes on the use and enjoyment of other tenants or occupants or causes a substantial safety hazard to others, with a specific description of the behavior alleged.
- Service of the notice of petition with the Hardship Declaration attached shall be made by personal delivery to the respondent, unless such service cannot be made with due diligence, in which case service may be made under section 735 of the real property actions and proceedings law. (Act, Part A, §5[2]).
- Prior to May 1, 2021, no court shall issue a default judgment authorizing an eviction in a residential eviction matter, or authorize the enforcement of an eviction pursuant to a default judgment, without first holding a hearing upon motion of the petitioner (Act, Part A, §7).

¹ Except where the tenant is persistently and unreasonably engaging in behavior that substantially infringes on the use and enjoyment of other tenants or occupants or causes a substantial safety hazard to others.

² *Id.*

- In any residential eviction proceeding in which a warrant of eviction has been issued but has not yet been executed as of December 28, 2020, execution of the warrant shall be stayed until the court has held a status conference with the parties (Act, Part A, §8[a][i]).

B. CDC Order Federal Eviction Moratorium Until At Least March 31, 2021

The Centers for Disease Control and Prevention (CDC) Federal Eviction Moratorium under the [CDC Order](#), effective from September 4, 2020 through December 31, 2020, was [extended](#) through January 31, 2021 by the Consolidated Appropriations Act, 2021, and further extended by Executive Order of President Biden through at least March 31, 2021.

Under the CDC Order, there is a federal moratorium on pursuing Eviction³, to remove or cause the removal of a Covered Person⁴ from a residential property for nonpayment of rent against persons who submit a signed [Declaration Form](#) to their landlord, owner of the residential property where they live, or other person who has a right to have them evicted or removed from where they live, and certify under the penalty of perjury that they meet certain qualifying criteria set forth in the declaration. Importantly, the Order reinforces that “Covered Person(s)” are still required to pay rent and follow all the other terms of their lease and rules of the place where they live.

Notably, the CDC Order does not apply in any State, local, territorial, or tribal area with a moratorium on residential evictions that provides the same or greater level of public-health protection than the requirements listed in the CDC Order. Currently, New York State arguably provides the same or greater level of public-health protection than the requirements listed in the CDC Order in the COVID-19 Emergency Eviction and Foreclosure Prevention Act of 2020.

C. Tenant Safe Harbor Act

If a residential tenant or lawful occupant raises “COVID-19 financial hardship” as a defense in an eviction proceeding under the [Tenant Safe Harbor Act](#) (Chapter 127 of the Laws of New York, 2020), and the Court determines that COVID-19 financial hardship has been demonstrated, the Court shall not issue a warrant of eviction or judgment of possession, but can issue a monetary judgment for the rent that accrues or becomes due during the COVID-19 covered period.⁵

In determining whether a residential tenant or lawful occupant has suffered a financial hardship during the COVID-19 covered period, the Court shall consider the following four factors, among other relevant factors:

1. the tenant's or lawful occupant's income prior to the COVID-19 covered period;
2. the tenant's or lawful occupant's income during the COVID-19 covered period;
3. the tenant's or lawful occupant's liquid assets; **and**

³ Any action by a landlord, owner of a residential property, or other person with a legal right to pursue eviction or a possessory action, to remove or cause the removal of a covered person from a residential property.

⁴ Any tenant, lessee, or resident of a residential property who provides to their landlord, the owner of the residential property, or other person with a legal right to pursue eviction or a possessory action, a sworn Declaration Form.

⁵ "COVID-19 covered period" means March 7, 2020 until the date on which none of the provisions that closed or otherwise restricted public or private businesses or places of public accommodation, or required postponement or cancellation of all non-essential gatherings of individuals of any size for any reason in Executive Orders 202.3, 202.4, 202.5, 202.6, 202.7, 202.8, 202.10, 202.11, 202.13 or 202.14, as extended by Executive Orders 202.28 and 202.31 and as further extended by any future Executive Order, issued in response to the COVID-19 pandemic continue to apply in the county of the tenant's or lawful occupant's residence.

4. the tenant's or lawful occupant's eligibility for and receipt of cash assistance, supplemental nutrition assistance program, supplemental security income, the New York State disability program, the home energy assistance program, or unemployment insurance or benefits under state or federal law.

[Executive Order No. 202.66](#), issued on September 29, 2020, as continued and contained in Executive Order 202.71, 202.78, 202.85, 202.91, and as most recently extended by [Executive Order No. 202.92](#), issued on January 27, 2021, further extended protections afforded to residential tenants under the Tenant Safe Harbor Act legislation inasmuch as that now, even in cases where a warrant of eviction or judgment of possession against a residential tenant was granted prior to March 7, 2020, if a residential tenant can demonstrate COVID-19 financial hardship in an eviction proceeding by documentary evidence under the Tenant Safe Harbor Act, the petitioner cannot enforce or execute on a judgment or warrant of eviction **until February 26, 2021**.

D. May Proceed In The Normal Course Subject To Federal And State Moratoriums

Effective October 12, 2020, “all residential eviction matters, both nonpayment and holdover, may proceed in the normal course, **subject to (1) current or future federal and state emergency relief provisions governing time limits for the commencement and prosecution of matters, limitation of eviction-related remedies, and similar issues, and (2) individual court scheduling requirements occasioned by health and safety concerns arising from the coronavirus health emergency.**” [Administrative Order 231/20](#).

However, the housing courts are not currently conferencing or scheduling court dates on pre-judgment cases in which the respondent is not represented by counsel.

E. Filing and Service

Unless otherwise prohibited by gubernatorial Executive Order, parties may commence new matters and proceed in pending matters by any means of filing and service normally permitted under statute and court rule. [Administrative Order 267/20](#).

All parties are strongly urged to avoid in-person filing and service wherever possible during the ongoing COVID-19 health emergency, and to rely instead on NYSCEF, EDDS, and mail filing and/or service, where permitted. [Administrative Order 267/20](#).

Petitions in eviction proceedings pursuant to Article 7 of the Real Property Actions and Proceedings Law shall include the bilingual form Notice to Respondent Tenant annexed to AO 268/20, which must be printed on colored paper. [Administrative Order 268/20](#).

F. Remote Appearances

Eviction proceedings should continue to be conducted remotely whenever appropriate. [Administrative Order 160A/20](#) and [Administrative Order 231/20](#).

G. Conference Requirement For Matters Commenced Prior to March 17, 2020

The court must initiate a status or settlement conference. This requirement shall apply in all matters at any stage of the eviction process, including any matter where a warrant of eviction has issued and been delivered to an enforcement agent but has not been executed. At the conference, the court shall review the procedural history of the matter; confirm compliance with notice requirements; inquire into the effects, if any, that the COVID-19 pandemic has had upon the parties; review any special relief under state or federal law to which the parties may be entitled in light of the pandemic, including the New York Tenant Safe Harbor Act (L. 2020, c. 127); refer unrepresented parties to local civil legal service providers and housing counseling agencies; assess any pending and anticipated motions; approve briefing schedules proposed by stipulation of the parties; and use best efforts (including referral to alternative dispute resolution) to resolve any outstanding issues. Following the conference, the court may take such further steps as it deems appropriate, including allowing the matter to proceed. [Administrative Order 160A/20](#) and [Administrative Order 231/20](#).

H. Warrant Requisitions Must Be Presented By Motion On Notice To Respondent

Leave of court by motion on notice to respondent required to enforce a warrant of eviction issued before March 17, 2020. Requisitions for warrants of eviction based on judgments of possession that were issued before March 17, 2020 must be presented by motion on notice to the respondent. Such a motion shall suffice to comply with the (above) conference requirement contained in AO 160/20 (160A/20 replaced 160/20). All such motions shall require the inclusion of a Notice to Respondent Tenant, in the form attached as Exh. A to this directive (DRP 213), to be served by mail as well as email wherever possible. [DRP- 213](#).

I. Resumption of Judgments on Matters Where All Parties Represented By Counsel

Beginning September 8, 2020, the Civil Court of the City of New York resumed entering judgments on matters before the Court where all parties are represented by counsel. Any matter that has been scheduled for a virtual or in person appearance with the Court for which a represented party has not appeared will be given one final adjournment after which the Court may exercise its discretion in determining whether an application for dismissal or default should be granted. This policy does not apply to matters where a party is unrepresented. It also does not apply to those matters that are not currently being calendared in the Court, i.e., Consumer Debt cases or Small Claims cases. <http://nycourts.gov/courts/nyc/civil/CORONA/Resumption.shtml>.

J. Default Judgments May Not Be Issued Or Enforced Prior To May 1, 2021 Without A Hearing

No court shall issue a judgment in any proceeding authorizing a warrant of eviction against a respondent who has defaulted, or authorize the enforcement of an eviction pursuant to a default judgment, prior to May 1, 2021, without first holding a hearing after the effective date of this act upon motion of the petitioner. The petitioner or an agent of the petitioner shall file an affidavit attesting that the petitioner or the petitioner's agent has served notice of the date, time, and place of such hearing on the respondent, including a copy of such notice. If a default judgment has been awarded prior to December 28, 2020, the default judgment shall be removed and the matter restored to the court calendar upon the respondent's written or oral request to the court either before or during such hearing and an order to show cause to vacate the default judgment shall not be required. [COVID-19 Emergency Eviction and Foreclosure Prevention Act of 2020](#), [Administrative Order 340/20](#) and [CCM-212](#).

K. Moratorium on Issuance of Warrants of Eviction

Until further notice, no warrant of eviction shall issue until such time as the current public health crisis has abated and this directive (DRP – 206) is rescinded. The foregoing is without prejudice to the right of petitioner to seek an exception by submitting a motion on notice establishing that no party is negatively affected by the COVID-19 epidemic. [DRP - 206](#).

L. Execution of Warrants of Eviction

In proceedings where an eviction warrant has been issued prior to the effective date of this act but has not been executed, the court shall stay the execution of the warrant at least until the court has held a status conference with the parties. [COVID-19 Emergency Eviction and Foreclosure Prevention Act of 2020](#) and [CCM-212](#).

In any eviction proceeding in which a warrant has been issued, any warrant issued shall not be effective as against the occupants, unless, in addition to the requirements under section 749 of the RPAPL for warrants, such warrant states: (1) the tenant has not submitted the hardship declaration and the tenant was properly served with a copy of the hardship declaration; or (2) the tenant is ineligible for a stay under this act because the court has found that the tenant is persistently and unreasonably engaging in behavior that substantially infringes on the use and enjoyment of other tenants or occupants or causes a substantial safety hazard to others. [COVID-19 Emergency Eviction and Foreclosure Prevention Act of 2020](#) and [CCM-212](#).

M. Prior Judgments Based on Objectionable or Nuisance Behavior

If the court has awarded judgment against a respondent on or prior to December 28, 2020 on the basis of objectionable or nuisance behavior, the court shall hold a hearing to determine whether the tenant is continuing to persist in engaging in unreasonable behavior that substantially infringes on the use and enjoyment of other tenants or occupants or causes substantial safety hazard to others. [COVID-19 Emergency Eviction and Foreclosure Prevention Act of 2020](#), [Administrative Order 340/20](#) and [CCM-212](#).

N. Further Direction From Hon. Jean T. Schneider, Citywide Supervising Judge, New York City Housing Court, Regarding Motions That Can Be Made

Motions against *pro se* litigants for the entry of judgment based upon the respondents' failure to answer may now be made, returnable in the HMP Part.

Motions for inquest on holdovers where respondents failed to appear on the last court appearance may now be made, returnable in the HMP Part.

O. Further Direction From The Office of Marshal Richard A. Capuano On November 10, 2020

Before proceeding with the enforcement of pre-March 17, 2020 residential evictions, petitioners, or their attorneys, must provide the marshal with information that they are in compliance with [DRP- 213](#). Namely that you have sought leave of court by motion on notice to the respondent, and that the required status conference as set forth in [Administrative Order 160A/20](#) has been held.

The Office of Marshal Richard A. Capuano has been informed that it is the Court's position that stipulation agreements, signed prior to October 12, 2020, even if signed by a judge, are not in compliance with [DRP- 213](#) and are not Court Authorization to proceed with the warrant of eviction. The Court did not resume residential evictions until October 12, 2020 and as such there were no warrants issued and no warrants authorized to execute at that time. The Court will accept amended stipulations and orders which clearly state all criteria as set forth in [DRP-213](#) have been met.

III. Summary of COVID-19 Orders Affecting Eviction Proceedings and Moratorium on Evictions

Provision	Comment
<p>Per Administrative Order 68/20, dated March 16, 2020, by Chief Administrative Judge Lawrence Marks:</p> <p>All eviction proceedings and pending eviction orders shall be suspended statewide, and court-ordered auctions of property shall be postponed until further notice.</p> <p>All residential foreclosure proceedings shall be suspended statewide until further notice.</p> <p>Effective March 13, 2020, residential evictions in New York City have been stayed, and the New York City Housing Court has been directed not to issue new eviction warrants when a party has not appeared in court.</p>	<p>Superseded in part by Administrative Order 160A/20 and in full by Administrative Order 231/20.</p>
<p>Per Section 4024 of the CARES Act (see page 212), issued on March 27, 2020, 120-day moratorium (until July 25, 2020) no commencement of eviction proceedings and enforcement of evictions for residential tenants occupying "covered dwellings"</p>	<p>No commencement of eviction proceedings or enforcement of evictions against residential tenants in covered dwellings for nonpayment of rent or other fees or charges <u>until July 25, 2020</u>.</p>

<p><u>which are rental units in properties: (1) that participate in federal assistance programs, (2) are subject to a “federally backed mortgage loan,” or (3) are subject to a “federally backed multifamily mortgage loan.” Covered federal assistance programs include most rental assistance and housing grant programs, including public housing, Housing Choice Vouchers, Section 8 Project-Based Rental Assistance, rural housing programs, and the Low Income Housing Tax Credit (LIHTC) program. A “federally backed mortgage loan” is a single-family (1-4 units) residential mortgage owned or securitized by Fannie Mae or Freddie Mac or insured, guaranteed, or otherwise assisted by the federal government.</u></p> <p>During the 120-day period, the lessor of a covered dwelling may not— (1) make, or cause to be made, any filing with the court of jurisdiction to initiate a legal action to recover possession of the covered dwelling from the tenant for nonpayment of rent or other fees or charges; or (2) charge fees, penalties, or other charges to the tenant related to such nonpayment of rent.</p>	<p>THIS DATE WAS NOT EXTENDED UNDER THE CARES ACT. THE CARES ACT EVICTION MORATORIUM LAPSED.</p> <p>Per the Hon. Jean T. Schneider, Citywide Supervising Judge, New York City Housing Court, there was an additional pleading requirement in eviction proceedings commenced during federal moratorium that the premises is not covered dwelling under the CARES Act.</p>
<p>Per Executive Order No. 202.8 issued on March 20, 2020, there shall be no enforcement of either an eviction of any tenant residential or commercial, or a foreclosure of any residential or commercial property for a period of ninety days (through June 18, 2020).</p>	<p>Moratorium on all evictions in NYS through June 18, 2020.</p>
<p>Per Executive Order No. 202.28 issued on May 7, 2020, continues suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order up to and including Executive Order 202.14 (including EO 202.8 above), for thirty days until June 6, 2020, <u>except as modified below.</u></p> <p>IN ADDITION, by virtue of the authority vested in me by Section 29-a of Article 2-B of the Executive Law to issue any directive during a disaster emergency necessary to cope with the disaster, I hereby issue the following directives for the period from the date of Executive Order through June 6, 2020:</p> <ul style="list-style-type: none"> • There shall be no initiation of a proceeding or enforcement of either an eviction of any residential or commercial tenant, for nonpayment of rent or a foreclosure of any residential or commercial mortgage, for nonpayment of such mortgage, owned or rented by someone that is eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic for a period of sixty days beginning on June 20, 2020. 	<p>Cannot commence nonpayment proceeding or enforce eviction against any residential or commercial tenant for nonpayment of rent that is eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic through August 19, 2020.</p>
<p>Per DRP 205, dated March 13, 2020, until further notice, the clerk shall not enter a default judgment in a proceeding for possession of a residential premises until such time as the current public health crisis has abated and this directive is rescinded. The foregoing is without prejudice to the right of</p>	<p>No default judgments for possession of a residential premises shall be entered until public health crisis is abated or DRP 205 is rescinded. Petitioner can make motion to seek</p>

<p>petitioner to seek an exception by submitting a motion on notice establishing that no party is negatively affected by the COVID-19 epidemic.</p>	<p>exception if can establish that tenant not negatively affected by COVID-19 epidemic.</p> <p>Rescinded on October 12, 2020</p>
<p>Per DRP 206, dated March 13, 2020, until further notice, no warrant of eviction shall issue until such time as the current public health crisis has abated and this directive is rescinded. The foregoing is without prejudice to the right of petitioner to seek an exception by submitting a motion on notice establishing that no party is negatively affected by the COVID-19 epidemic.</p>	<p>No warrants of eviction shall issue until the public health crisis is abated or DRP 206 is rescinded. Petitioner can make motion to seek exception if can establish that tenant not negatively affected by COVID-19 epidemic.</p>
<p>Per Administrative Order 78/20, dated March 22, 2020, Chief Administrative Judge Lawrence Marks ordered that: “Pursuant to the authority vested in me, in light of the emergency circumstances caused by the continuing COVID-19 outbreak in New York State and the nation, and consistent with the Governor of New York 's recent executive order suspending statutes of limitation in legal matters, I direct that, effective immediately and until further order, no papers shall be accepted for filing by a county clerk or a court in any matter of a type not included on the list of essential matters attached as Exh. A. This directive applies to both paper and electronic filings.”</p>	<p>In <i>Philippe MP LLC v. Sahara Dreams, LLC</i> (Index No. 153043/2020), the New York County Supreme Court (Hon. Lynn R. Kotler) determined, on May 18, 2020, that a Yellowstone Injunction is an “essential” matter pursuant to Administrative Order 78/20. The Hon. Kotler signed Plaintiff’s order to show cause for a Yellowstone Injunction and also ordered that the matter is “essential.”</p>
<p>Per DRP 207, dated March 23, 2020, the Clerk of the Civil Court is directed to accept for filing only such essential matters as provided in Exhibit A of Administrative Order 78/20, including applications related to landlord lockouts, applications for emergency apartment repairs, applications for post-eviction relief and applications to stay enforcement of judgments previously issued in consumer debt actions. Filing of new actions and proceedings, including proceedings seeking residential or commercial evictions, is presumptively non-essential and shall not be accepted for filing by the Clerk. Any party or their counsel who wishes to file such papers with the Clerk may make an application to the Administrative Judge or his judicial designee for leave to file on an emergency basis. This directive shall remain in effect until such time as the current public health crisis is abated, or until this directive is rescinded, whichever comes first.</p>	<p>Rescinded on November 6, 2020</p>
<p>Per DRP 209 Amended, dated June 12, 2020, beginning on June 20, 2020, any petitioner seeking to commence a summary proceeding for nonpayment of rent shall file, along with the petition, an affidavit by a person with knowledge of the facts, stating that petitioner has made a good faith effort to ascertain whether the respondent is a person eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic, and that the respondent is not such a person. The affidavit shall state the facts upon which the individual bases this conclusion. This directive shall apply to residential and commercial nonpayment</p>	<p>On June 19, 2020, DRP 209 Amended was rescinded as moot per AO 127/20.</p>

<p>proceedings. This directive shall remain in effect until further notice.</p>	
<p>Per Administrative Order 121/20, dated June 9, 2020, Chief Administrative Judge Lawrence Marks ordered that effective June 10, 2020:</p> <ol style="list-style-type: none"> 1. In courts and case types approved for electronic filing through NYSCEF, represented parties must commence new matters or proceed in pending matters exclusively by electronic filing through NYSCEF, and must file and serve papers in such matters (other than service of commencement documents) by electronic means through NYSCEF or, where permitted under NYSCEF court rules, by mail. Unrepresented parties must field, serve and be served in such matters by non-electronic means unless they expressly opt in to participate in NYSCEF. 2. To the extent that NYSCEF electronic filing is unavailable in courts in or case types in the trial courts, represented parties must commence new matters exclusively by mail, except where otherwise authorized by the Chief Administrative Judge. Following commencement of a new matter, and in pending matters, represented parties must file papers through EDDS or by mail, and must serve papers (other than commencement documents), by electronic means or by mail. Unrepresented parties must file, serve and be served in such matters by non-electronic means unless they provide written notification to the court and all parties that they wish to file, serve and be served electronically. 3. This order shall not affect procedures for the filing and service of papers in essential matters. 4. The court shall not request working copies of documents in paper format. 	<p>Superseded by Administrative Order 267/20.</p>
<p>Per Administrative Order 127/20, dated June 18, 2020, Chief Administrative Judge Lawrence Marks ordered that effective June 20, 2020:</p> <p>Petitions in eviction proceedings involving residential or commercial property pursuant to Article 7 of the Real Property Actions and Proceedings Law (RPAPL), whether brought on the ground that the respondent has defaulted in the payment of rent or on some other ground, shall require the inclusion of (1)(a) an attorney affirmation, in cases where the petitioner is represented by counsel, or (1)(b) a petitioner's affidavit, in cases where the petitioner is self-represented; and (2) a Notice to Respondent Tenant.</p> <p>Consistent with prior and current gubernatorial Executive Orders (EO/202.8, EO/202.14, EO/202.28, EO/202.38) and Administrative Order AO/68/20, RPAPL eviction matters</p>	<p>Superseded by Administrative Order 160A/20.</p> <p>Under AO/160A/20 (as continued in AO 231/20), petitions in eviction proceedings pursuant to Article 7 of the Real Property Actions and Proceedings Law shall continue to include a Notice to Respondent Tenant in the form attached as Exh. 1a (if filing within the City of New York) or Exh. 1 b (if filing outside the City of New York).</p>

<p>commenced on or before March 16, 2020 shall continue to be suspended until further order; eviction proceedings filed after March 16, 2020 shall, upon the filing of a petition (if no answer is filed thereafter) or the filing of an answer, be suspended until further order. Notwithstanding the foregoing, eviction matters in which all parties are represented by counsel shall be eligible for calendaring for virtual settlement conferences.</p> <p>This order shall take effect on June 20, 2020, and shall remain in effect for such time as state and federal emergency measures addressing the COVID-19 pandemic amend or suspend statutory provisions governing eviction proceedings, or until further order.</p>	
<p>Per Tenant Safe Harbor Act (Chapter 127 of the Laws of New York, 2020), signed into law by Governor Cuomo on June 30, 2020, no court shall issue a warrant of eviction or judgment of possession against a residential tenant that has suffered a financial hardship for the non-payment of rent that accrues or becomes due during the COVID-19 covered period.</p> <p>A residential tenant or lawful occupant may raise financial hardship during the COVID-19 covered period (from the period of March 7, 2020 until yet-to-be-determined date on which all COVID-related restrictions on non-essential gatherings and businesses are lifted).</p> <p>In determining whether a residential tenant or lawful occupant has suffered a financial hardship during the COVID-19 covered period, the Court shall consider the following four factors, among other relevant factors:</p> <ol style="list-style-type: none"> 1. the tenant's or lawful occupant's income prior to the COVID-19 covered period; 2. the tenant's or lawful occupant's income during the COVID-19 covered period; 3. the tenant's or lawful occupant's liquid assets; and 4. the tenant's or lawful occupant's eligibility for and receipt of cash assistance, supplemental nutrition assistance program, supplemental security income, the New York State disability program, the home energy assistance program, or unemployment insurance or benefits under state or federal law. 	<p>Only applies to residential tenants, not commercial tenants.</p> <p>If a residential tenant or lawful occupant raises "COVID-19 financial hardship" as a defense in an eviction proceeding under TSHA, and the Court determines that COVID-19 financial hardship has been demonstrated, the Court shall not issue a warrant of eviction or judgment of possession, but can issue a monetary judgment for the rent that accrues or becomes due during the COVID-19 covered period.</p> <p>Executive Order No. 202.66, issued on September 29, 2020, as continued and contained in Executive Order 202.71, 202.78, 202.85, 202.91, and as most recently extended by Executive Order No. 202.92, issued on January 27, 2021, further extended protections afforded to residential tenants under the Tenant Safe Harbor Act legislation inasmuch as that now, even in cases where a warrant of eviction or judgment of possession against a residential tenant was granted prior to March 7, 2020, if a residential tenant can demonstrate COVID-19 financial hardship in an eviction proceeding by documentary evidence under the Tenant Safe Harbor Act, the petitioner cannot enforce or execute on a judgment or warrant of eviction until February 26, 2021.</p>
<p>Per Executive Order No. 202.48, issued on July 6, 2020, "the directive contained in Executive Order 202.28, as extended, that prohibited initiation of a proceeding or enforcement of either an eviction of any residential or commercial tenant, for nonpayment of rent or a foreclosure of any residential or commercial mortgage, for nonpayment of such mortgage, is</p>	<p>Cannot commence nonpayment proceeding or enforce eviction against commercial tenant for nonpayment of rent against tenant who is eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial</p>

<p>continued only insofar as it applies to a commercial tenant or commercial mortgagor, as it has been superseded by legislation for a residential tenant, and residential mortgagor, in Chapters 112, 126, and 127 of the Laws of 2020.</p>	<p>hardship due to the COVID-19 pandemic through August 20, 2020.</p> <p>Further extended until February 26, 2021 by Executive Order No. 202.92.</p>
<p>Per Administrative Order 143/20, dated July 7, 2020, Chief Administrative Judge Lawrence Marks ordered that:</p> <p>Pursuant to the authority vested in me, I hereby order and direct that petitions in eviction proceedings involving property pursuant to Article 7 of the Real Property Actions and Proceedings Law (RPAPL) and in foreclosure proceedings shall no longer require an accompanying attorney affirmation or petitioner's affidavit, as previously required pursuant to Administrative Orders AO/127/20 and AO/131/20. AO/127/20 and AO/131/20 are modified to this extent only, and shall otherwise continue in full force and effect, including but not limited to the continued requirement of service of a Notice to Respondent Tenant or Notice to Respondent as described in those orders. This order shall take effect immediately, and shall remain in effect until further order.</p>	<p>In commercial and residential eviction proceedings (for nonpayment of rent or on other grounds), no longer required to file attorney affirmation or petitioner's affidavit with petitions.</p> <p>Still required to include bilingual form notice to respondent-tenants informing tenant that they may be eligible for an extension of time to respond to the petition in light of legal directives related to the COVID-19 pandemic, and directing them to a telephone number and/or website link for further information. Under AO 268/20, new attached form bilingual notice must be printed on colored paper. Language of notice changed from above in AO 127/20 to informing the respondent that “during the coronavirus emergency you might be entitled to special defenses and protections relating to evictions.”</p> <p>AO/131/20 referenced in AO/143/20 is strictly related to foreclosure proceedings and provided for similar attorney affirmation and notices relating to those proceedings.</p>
<p>Per DRP- 210B, dated July 8, 2020, it is ordered that:</p> <p>Any petitioner applying for a default judgment in a commercial landlord tenant proceeding based upon the respondent's failure to answer in a summary proceeding for nonpayment of rent shall submit, as part of such application, an affidavit by a person with personal knowledge of the facts, stating that the petitioner has made a good faith effort to ascertain whether the respondent is a person or business eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic, and that the respondent is not such a person or business. The affidavit shall state the facts upon which the individual bases this conclusion.</p> <p>This directive amends and supersedes DRP 210A, dated June 12, 2020, and shall remain in effect until further notice.</p>	<p>Application for default judgment in commercial nonpayment proceeding requires affidavit by person with personal knowledge of facts, stating that a good faith effort was made to determine whether respondent is a person or business eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic, and that the respondent is not such a person or business.</p>
<p>Per DRP- 211B, dated July 8, 2020, it is ordered that:</p> <p>Any petitioner in a commercial landlord tenant proceeding seeking to enforce a warrant of eviction that was awarded before March 20, 2020 based upon the nonpayment of rent,</p>	<p>For warrants issued before March 20, 2020 in commercial eviction proceeding, must seek leave of court by filing motion, on notice, to enforce the warrant of eviction. Motion requires affidavit by person with personal knowledge of</p>

<p>must first seek leave of court to enforce the warrant by filing a motion, on notice. The motion seeking leave to enforce shall include an affidavit by a person with personal knowledge of the facts stating that petitioner has made a good faith effort to ascertain whether the respondent is a person or business eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic, and that the respondent is not such a person or business. The affidavit shall state the facts upon which the individual bases this conclusion.</p> <p>This directive amends and supersedes DRP 211A, dated June 12, 2020, and shall remain in effect until further notice.</p>	<p>facts setting forth facts stating that a good faith effort was made to determine whether respondent is a person or business eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic, and that the respondent is not such a person or business.</p>
<p>Per Administrative Order 160A/20, dated August 13, 2020, Chief Administrative Judge Lawrence Marks ordered that effective August 13, 2020:</p> <p>Notwithstanding the terms of any prior administrative order, the following procedures and protocols shall apply to the conduct of residential and commercial eviction matters before the New York State courts:</p> <p>1. Commercial Eviction Matters Commenced Prior to March 17, 2020: Commercial eviction matters commenced prior to March 17, 2020 may proceed in the normal course, subject to the following:</p> <ol style="list-style-type: none"> a. Consistent with Executive Order 202.28, as modified by Executive Order 202.48, "[t]here shall be no initiation of a proceeding or enforcement of ... an eviction of any ... commercial tenant, for nonpayment of rent ... rented by someone that is eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic" for a period of sixty days beginning on June 20, 2020. b. Further proceedings in commercial eviction matters may be governed by the suspension of "any specific time limit for the commencement, filing, or service of any legal action, notice, motion, or other process or proceeding, as described by the procedural laws of the state," set forth in Executive Orders 202.8, 202.14, 202.28, 202.38, 202.48, and 202.55. <p>2. Residential Eviction Matters Commenced Prior to March 17, 2020: Effective August 13, 2020, residential eviction matters commenced prior to March 17, 2020 may proceed as follows:</p> <ol style="list-style-type: none"> a. Prior to conducting any further proceedings in any pending residential eviction matter filed prior to March 17, 2020, the court must initiate a status or settlement conference. This requirement shall apply in all matters at any stage of the eviction process, including any matter where a warrant of eviction has issued and been 	<p>Covered in summary on first few pages.</p>

delivered to an enforcement agent but has not been executed.

- b. At the conference, the court shall review the procedural history of the matter; confirm compliance with notice requirements; inquire into the effects, if any, that the COVID-19 pandemic has had upon the parties; review any special relief under state or federal law to which the parties may be entitled in light of the pandemic, including the New York Tenant Safe Harbor Act (L. 2020, c. 127); refer unrepresented parties to local civil legal service providers and housing counseling agencies; assess any pending and anticipated motions; approve briefing schedules proposed by stipulation of the parties; and use best efforts (including referral to alternative dispute resolution) to resolve any outstanding issues.
- c. Following the conference, the court may take such further steps as it deems appropriate, including allowing the matter to proceed. If the court directs an eviction to proceed following the conference, the eviction shall be scheduled or rescheduled to take place no sooner than October 1, 2020.
- d. Further proceedings in residential eviction matters may be governed by the suspension of "any specific time limit for the commencement, filing, or service of any legal action, notice, motion, or other process or proceeding, as described by the procedural laws of the state," set forth in Executive Orders 202.8, 202.14, 202.28, 202.38, 202.48, and 202.55.
- e. In ordering relief in any residential eviction matter, the court should remain particularly mindful of additional prohibitions on evictions that may be commanded by executive order, state statute, or federal law.

3. Continued Suspension of Eviction Matters Commenced After March 16, 2020: Eviction proceedings commenced after March 16, 2020 shall, upon the filing of a petition (if no answer is filed thereafter) or the filing of an answer, be suspended until further order. Notwithstanding the foregoing, eviction matters in which all parties are represented by counsel shall be eligible for calendaring for virtual settlement conferences.

4. Filing and Service: Filing and service of process in eviction proceedings shall continue as set forth in Administrative Order AO/121/20.

5. Notice to Respondent Tenant: Petitions in eviction proceedings pursuant to Article 7 of the Real Property Actions and Proceedings Law shall continue to include a Notice to Respondent Tenant in the form attached as Exh. 1a (if filing within the City of New York) or Exh. 1 b (if filing outside the City of New York).

<p>6. Remote Proceedings: Eviction proceedings should be conducted remotely whenever appropriate.</p> <p>7. Essential Matters: This order shall not affect procedures for the filing and service of essential matters.</p> <p>8. New York City: In addition to the applicable provisions of this Administrative Order, eviction matters before the New York City Housing Court shall also be governed by DRP 213 of the Civil Court of the City of New York.</p> <p>9. This order supersedes Administrative Order AO/127/20, and further supersedes the provisions of any other Administrative Order inconsistent with its terms.</p>	
<p>Per DRP- 213, dated August 12, 2020, provides:</p> <p>Eviction proceedings filed after March 16, 2020 are currently subject to the requirements of Administrative Orders 160/20, 127/20 (note: 127/20 was superseded by 160A/20) and 143/20 of the Chief Administrative Judge and shall remain so until further notice. However, <u>with respect to matters pending prior to March 17, 2020 the following rules shall apply:</u></p> <p><u>DIRECTIVE:</u></p> <p>1. <u>Warrant Requisitions and Execution of Warrants</u></p> <p>A. <u>Warrant Requisitions.</u> On August 20, 2020, the Court will begin accepting requisitions for warrants of eviction based on judgments of possession that were issued before March 17, 2020. All such requisitions must be presented by motion on notice to the respondent. Such a motion shall suffice to comply with the conference requirement contained in AO 160/20 (160A/20 replaced 160/20). All such motions shall require the inclusion of a Notice to Respondent Tenant, in the form attached as Exh. A to this directive, to be served by mail as well as email wherever possible. Consistent with AO 160/20, any eviction ordered under this section shall not take place prior to October 1, 2020. It is anticipated that these motions will be heard remotely.</p> <p>B. <u>Execution of Warrants.</u> Beginning August 20, 2020, a petitioner seeking to enforce a warrant of eviction that was issued before March 17, 2020 must seek leave of court by motion on notice to respondent. Such a motion shall suffice to comply with the conference requirement contained in AO 160/20. All such motions shall require the inclusion of a Notice to Respondent Tenant in the form attached as Exh. A to this directive, to be served by mail, as well as email wherever possible. Consistent with AO 160/20, any eviction ordered under this section shall not take place prior to October 1, 2020. It is anticipated that these motions will be heard remotely.</p>	<p>Covered in summary on first few pages.</p>

<p>2. <u>Defaults</u></p> <p>A. <u>Appearance Defaults</u>. In all matters where issue has been joined and the Court has jurisdiction over the parties, counsel and/or parties are expected to be present for court noticed appearances. Noticed appearances may include virtual or in-person conferences or trials. If an attorney and/or party fails to appear for a court-noticed conference or trial without excuse, the judge presiding over such appearance may exercise his or her discretion to address the unexcused absence. The judge may, among other available remedies, reschedule the appearance with a “final” marking, resolve issues or claims against the non-appearing party, impose sanctions, or issue a judgment of contempt.</p> <p>All applications to be excused from a court ordered appearance must be made on the record before the court or by affidavit/affirmation.</p> <p>B. <u>Document Defaults</u>. Filing of answers in residential eviction proceedings is presently controlled by Administrative Orders 160/20 and 121/20. Moreover, submission of motion documents in pending proceedings is governed by Administrative Order 115/20, which authorized the Electronic Document Delivery System (EDDS). EDDS remains available until further order. Consistent with Administrative Orders 160/20 and 115/20, no adverse action (i.e., no defaults) shall be taken based upon the failure to file an answer in an eviction proceeding, or based upon the failure of a party to submit responsive papers to a motion submitted through EDDS, absent specific order of the Court.</p>	<p><u>Administrative Order 267/20 superseded Administrative Orders 121/20 and 115/20.</u></p>
<p>Per <u>Executive Order No. 202.57</u>, dated August 20, 2020, continued the suspensions and modifications of law and any directives not superseded by a subsequent order contained in Executive Order 202.53, which includes continuation of certain suspensions, modifications and directives contained in Executive Order 202.22 through 202.26, 202.32, 202.33, 202.34, 202.35, 202.44, and 202.45, through September 19, 2020, except the following:</p>	<p>Bar on initiation of a proceeding or enforcing of an eviction of any commercial tenant for nonpayment who is eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic continued through September 20, 2020.</p> <p>NOTE: <u>DRP 214</u>, dated August 19, 2020, provided how commercial eviction cases would proceed if the moratorium was not extended, but following the issuance of Executive Order 202.57, was rescinded on August 21, 2020.</p>
<p>Per the <u>Centers for Disease Control and Prevention (CDC) Order</u>: Temporary Halt in Residential Evictions To Prevent the Further Spread of COVID-19, published in the Federal Register on September 4, 2020, and <u>effective from September 4, 2020 through December 31, 2020</u>, unless rescinded, modified or extended, there is a <u>federal moratorium on pursuing eviction or a possessory action, to remove or cause the removal of a covered person from a residential property for nonpayment of rent against persons who submit a signed Declaration</u></p>	<p><u>NOTE: The Centers for Disease Control and Prevention (CDC) Federal Eviction Moratorium under the CDC Order was extended through January 31, 2021 by the Consolidated Appropriations Act, 2021, and further extended by Executive Order of President Biden through at least March 31, 2021.</u></p>

<p><u>Form</u> to their landlord, owner of the residential property where they live, or other person who has a right to have them evicted or removed from where they live, and certify under the penalty of perjury that they meet certain qualifying criteria set forth in the declaration.</p> <p>The CDC Order defines “Covered Person” as any tenant, lessee, or resident of a residential property who provides to their landlord, the owner of the residential property, or other person with a legal right to pursue eviction or a possessory action, a sworn Declaration Form.</p> <p>The CDC Order defines “Evict” and “Eviction” as any action by a landlord, owner of a residential property, or other person with a legal right to pursue eviction or a possessory action, to remove or cause the removal of a covered person from a residential property.</p>	<p>Notably, the CDC Order does not apply in any State, local, territorial, or tribal area with a moratorium on residential evictions that provides the same or greater level of public-health protection than the requirements listed in the CDC Order. Currently, New York State arguably provides the same or greater level of public-health protection than the requirements listed in the CDC Order in the COVID-19 Emergency Eviction and Foreclosure Prevention Act of 2020.</p> <p>The CDC Order applies only to residential, not commercial.</p> <p>Importantly, the Order reinforces that “Covered Person(s)” are still required to pay rent and follow all the other terms of their lease and rules of the place where they live. Furthermore, the Order explicitly provides an important caveat to the moratorium in that persons may still be evicted for reasons other than not paying rent or making a housing payment. Additionally, the Order makes clear that “nothing in this Order precludes the charging or collecting of fees, penalties, or interest as a result of the failure to pay rent or other housing payment on a timely basis, under the terms of any applicable contract.”</p> <p>The criminal penalties for violating this Order are serious: Under 18 U.S.C. 3559, 3571; 42 U.S.C. 271; and 42 CFR 70.18, a person violating this Order may be subject to a fine of no more than \$100,000 if the violation does not result in a death or one year in jail, or both, or a fine of no more than \$250,000 if the violation results in a death or one year in jail, or both, or as otherwise provided by law. An organization violating this Order may be subject to a fine of no more than \$200,000 per event if the violation does not result in a death or \$500,000 per event if the violation results in a death or as otherwise provided by law. The U.S. Department of Justice may initiate court proceedings as appropriate seeking imposition of these criminal penalties.</p>
<p>Per the directive of the Civil Court of the City of New York entitled, “Resumption of Judgments in Select Civil Parts”:</p> <p>Beginning September 8, 2020, the Civil Court of the City of New York resumed entering judgments on matters before the Court where all parties are represented by counsel. Any matter that has been scheduled for a virtual or in person appearance with the Court for which a represented party has not appeared</p>	<p>The Civil Court of the City of New York is not currently entering default judgments where a party is unrepresented.</p>

<p>will be given one final adjournment after which the Court may exercise its discretion in determining whether an application for dismissal or default should be granted. This policy does not apply to matters where a party is unrepresented. It also does not apply to those matters that are not currently being calendared in the Court, i.e., Consumer Debt cases or Small Claims cases.</p>	
<p>Per Executive Order No. 202.64, issued on September 18, 2020, the directive contained in Executive Order 202.48, which modified the directive in Executive Order in 202.28 that prohibited the initiation of a proceeding or enforcement of an eviction of any commercial tenant for nonpayment of rent or a foreclosure of any commercial mortgage for nonpayment of such mortgage is continued through October 20, 2020.</p>	<p>The moratorium on the initiation of a proceeding or enforcement of an eviction of any commercial tenant for nonpayment of rent against tenant that is eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic is extended through October 20, 2020.</p> <p>The moratorium also applies to foreclosure for nonpayment of a commercial mortgage if the mortgagor is eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic.</p> <p><u>Further extended until February 26, 2021 by Executive Order No. 202.92.</u></p>
<p>Per Executive Order No. 202.66, issued on September 29, 2020, “Chapter 127 of the laws of 2020 is modified to the extent necessary to prevent, for any residential tenant suffering financial hardship during the COVID-19 state disaster emergency declared by Executive Order 202, the execution or enforcement of such judgment or warrant, including those cases where a judgment or warrant of eviction for a residential property was granted prior to March 7, 2020, through January 1, 2021.”</p>	<p>Further extended protections afforded to residential tenants under the Tenant Safe Harbor Act (Chapter 127 of the Laws of New York, 2020), as continued and contained in Executive Order 202.71, 202.78, 202.85, 202.91, and as most recently extended by Executive Order No. 202.92, issued on January 27, 2021, further extended protections afforded to residential tenants under the Tenant Safe Harbor Act legislation inasmuch as that now, even in cases where a warrant of eviction or judgment of possession against a residential tenant was granted prior to March 7, 2020, if a residential tenant can demonstrate COVID-19 financial hardship in an eviction proceeding by documentary evidence under the Tenant Safe Harbor Act, the petitioner cannot enforce or execute on a judgment or warrant of eviction <u>until February 26, 2021.</u></p>
<p>Per Executive Order No. 202.67, issued on October 4, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, 202.40, 202.48, 202.49, 202.50, 202.55 and 202.55.1, as extended, and Executive Order 202.60 for another thirty days through November 3, 2020, except:</p>	<p>Tolling of statute of limitations further extended from March 20, 2020 until November 3, 2020, and after such date any such time limit will no longer be tolled.</p>

<p>The suspension in Executive Order 202.8, as modified and extended in subsequent Executive Orders, that tolled any specific time limit for the commencement, filing, or service of any legal action, notice, motion, or other process or proceeding as prescribed by the procedural laws of the state, including but not limited to the criminal procedure law, the family court act, the civil practice law and rules, the court of claims act, the surrogate's court procedure act, and the uniform court acts, or by any statute, local law, ordinance, order, rule, or regulation, or part thereof, is hereby continued, as modified by prior executive orders, provided however, for any civil case, such suspension is only effective until November 3, 2020, and after such date any such time limit will no longer be tolled.</p>	
<p>Per Administrative Order 231/20, dated October 9, 2020, effective October 12, 2020:</p> <ol style="list-style-type: none"> 1. Resumption of Residential Eviction Matters: All residential eviction matters, both nonpayment and holdover, may proceed in the normal course, subject to (1) current or future federal and state emergency relief provisions governing time limits for the commencement and prosecution of matters, limitation of eviction-related remedies, and similar issues, and (2) individual court scheduling requirements occasioned by health and safety concerns arising from the coronavirus health emergency. 2. Residential Eviction Matters Commenced Prior to March 17, 2020: The conference requirement applicable to residential eviction matters commenced prior to March 17, 2020, set forth in AO/160A/20, shall continue for those matters. 3. Filing and Service: Filing and service of process in eviction proceedings shall continue as set forth in Administrative Order AO/121/20. 4. Notice to Respondent Tenant: Petitions in eviction proceedings pursuant to Article 7 of the Real Property Actions and Proceedings Law shall include a Notice to Respondent Tenant in the form attached as Exh. 1a (if filing within the City of New York) or Exh. 1b (if filing outside the City of New York). 5. Remote Proceedings: Eviction proceedings should be conducted remotely whenever appropriate. 6. Alternative Dispute Resolution: Mediation and other forms of alternative dispute resolution are encouraged, particularly in matters where (1) all parties are represented by counsel, or (2) all parties are unrepresented by counsel. <p>This order supersedes the provisions of any other Administrative Order that is inconsistent with its terms.</p>	<p>Covered in summary on first few pages.</p> <p>NOTE: Does not address commercial eviction matters.</p>
<p>Per Executive Order No. 202.69, issued on October 14, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive contained in Executive Orders 202.22 through 202.26, 202.32, 202.33, 202.34, 202.35, 202.44, 202.45, 202.53, 202.57, as continued and contained in Executive Order 202.64 for another thirty days through November 13, 2020.</p>	

<p>Per Executive Order No. 202.70, issued on October 20, 2020:</p> <p>“The directive contained in Executive Order 202.64, which modified the directive in Executive Order in 202.28 that relates to eviction of any commercial tenant for nonpayment of rent or a foreclosure of any commercial mortgage for nonpayment of such mortgage is continued through January 1, 2021.”</p>	<p>The moratorium on the initiation of a proceeding or enforcement of an eviction of any commercial tenant for nonpayment of rent against tenant that is eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic is extended through January 1, 2021.</p> <p>Further extended until February 26, 2021 by Executive Order No. 202.92.</p>
<p>Per Administrative Order 267/20, dated November 6, 2020, Chief Administrative Judge Lawrence Marks ordered that effective November 4, 2020, unless otherwise prohibited by gubernatorial Executive Order:</p> <ol style="list-style-type: none"> 1. Parties may commence new matters and proceed in pending matters by any means of filing and service normally permitted under statute and court rule. 2. Notwithstanding the foregoing, in-person filing by represented parties shall not be permitted in courts and locations where the appropriate Deputy Chief Administrative Judge has concluded that such filing is inconsistent with the health and safety needs of the public and court personnel. In-person filing by unrepresented parties (other than those who have expressly "opted in" to participate electronically in a NYSCEF matter) shall be permitted at all times. COVID-related health and safety protocols will continue to be followed in all court facilities. 3. Also notwithstanding the foregoing, all parties are strongly urged to avoid in-person filing and service wherever possible during the ongoing COVID-19 health emergency, and to rely instead on NYSCEF, EDDS, and mail filing and/or service, where permitted. 4. The court shall not request working copies of documents filed electronically. 5. This order supersedes Administrative Orders, AO/121/20 and AO/115/20, which shall have no further force or effect. It further supersedes the terms of any other Administrative Order inconsistent with its provisions. 	<p>Covered in summary on first few pages.</p>
<p>Per Executive Order No. 202.72, issued on November 3, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, as continued and contained in Executive Orders 202.67 and 202.68 for another thirty days through December 3, 2020, except:</p> <p>Pursuant to Executive Order 202.67, the suspension for civil cases in Executive Order 202.8, as modified and extended in subsequent Executive Orders, that tolled any specific time limit</p>	<p>Covered in summary on first few pages.</p>

<p>for the commencement, filing, or service of any legal action, notice, motion, or other process or proceeding as prescribed by the procedural laws of the state, including but not limited to the family court act, the civil practice law and rules, the court of claims act, the surrogate’s court procedure act, and the uniform court acts, or by any statute, local law, ordinance, order, rule, or regulation, or part thereof, is hereby no longer in effect as of November 4, 2020, provided any criminal procedure law suspension remains in effect and provided that all suspensions of the Family Court Act remain in effect until November 18, 2020 and thereafter continue to remain in effect for those juvenile delinquency matters not involving a detained youth and for those child neglect proceedings not involving foster care.</p> <p>IN ADDITION, I hereby temporarily suspend or modify the following from the date of this Executive Order through December 3, 2020:</p> <ul style="list-style-type: none"> • Sections 732 and 743 of the Real Property Actions and Proceedings Law are modified to the extent necessary to provide that the time to answer in any summary eviction proceeding for nonpayment of rent that is pending on the date of the issuance of this Executive Order will be sixty days. 	<p>Extended by EO 202.79 through January 1, 2021.</p> <p>Not extended.</p>
<p>Per Administrative Order 268/20, dated November 17, 2020, Chief Administrative Judge Lawrence Marks directed that</p> <p>(1) petitions in eviction proceedings pursuant to Article 7 of the Real Property Actions and Proceedings Law shall include a Notice to Respondent Tenant in the form attached as Exh. 1 (if filing within the City of New York) or Exh. 2 (if filing outside the City of New York), printed on colored paper to enhance its distinctiveness and effectiveness; and</p> <p>(2) filing and service of process in eviction proceedings shall be governed by AO/267/20.</p> <p>This order shall take effect immediately, and shall supersede the provisions of any prior administrative order inconsistent with its terms.</p>	<p>Under AO 268/20, new attached form bilingual notice must be printed on colored paper. Language of notice changed from AO 127/20 to informing the respondent that “during the coronavirus emergency you might be entitled to special defenses and protections relating to evictions.”</p>
<p>Per Executive Order No. 202.79, issued on December 2, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, 202.67, 202.68, as continued and contained in Executive Order 202.72 for another thirty days through January 1, 2021.</p>	<p>Extended through January 1, 2021 residential (i) suspension of charging fees for late payment of rent pursuant to RPL 238-a (2) and (ii) application of security deposit to rent. Both discussed in detail below, as well as additional extensions under this Executive Order.</p>

<p>Per Executive Order No. 202.81, issued on December 11, 2020, modified and continued the following directive:</p> <p>The directive contained in Executive Order 202.48, which modified the directive in Executive Order in 202.28, as continued by Executive Order 202.75 that prohibited the initiation of a proceeding or enforcement of an eviction of any commercial tenant for nonpayment of rent or a foreclosure of any commercial mortgage for nonpayment is hereby continued until January 31, 2021.</p>	<p>Further extended until February 26, 2021 by Executive Order No. 202.92.</p>
<p>Per DRP-215, dated December 21, 2020:</p> <p>BACKGROUND: On December 11, 2020, Governor Cuomo issued Executive Order 202.81, extending the moratorium (initially enacted by Executive Order 202.28 and modified and extended by subsequent executive orders) on commencement and enforcement of commercial eviction proceedings for nonpayment of rent until January 31, 2021.</p> <p>Accordingly, the following directives shall apply until January 31, 2021, or until the expiration of any future extension of the commercial eviction moratorium by the Governor:</p> <p>DIRECTIVE: The Clerk is directed not to accept any new filings of a commercial eviction proceeding based upon nonpayment of rent covered under Executive Order 202.81.</p> <p>The Clerk is further directed not to issue a judgment of possession or warrant of eviction in any commercial eviction proceeding for nonpayment of rent covered under Executive Order 202.81.</p> <p>Commercial holdover eviction proceedings may proceed in the normal course.</p>	<p>(i) Commercial holdover eviction proceedings may proceed in the normal course, and (ii) the Clerk is directed not to accept any new filings or issue a judgment of possession or warrant of eviction in any commercial eviction proceeding based upon nonpayment of rent covered under Executive Order No. 202.81.</p> <p>As stated directly above, we do not believe that the commercial nonpayment initiation or enforcement of eviction moratorium under Executive Order No. 202.81 is for any commercial tenant. Rather, we believe that you cannot commence a proceeding or enforce eviction against a commercial tenant for nonpayment of rent until January 31, 2021 if the tenant is eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic, as set forth in Executive Order in 202.28.</p>
<p>Per Executive Order No. 202.85, issued on December 27, 2020, modified and continued the following directive:</p> <p>Continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202.66, as continued and contained in Executive Order 202.71 and 202.78, for another thirty days through January 26, 2021.</p>	<p>Executive Order No. 202.66, issued on September 29, 2020, as continued and contained in Executive Order 202.71, 202.78, 202.85, 202.91, and as most recently extended by Executive Order No. 202.92, issued on January 27, 2021, further extended protections afforded to residential tenants under the Tenant Safe Harbor Act legislation inasmuch as that now, even in cases where a warrant of eviction or judgment of possession against a residential tenant was granted prior to March 7, 2020, if a residential tenant can demonstrate COVID-19 financial hardship in an eviction proceeding by documentary evidence under the Tenant Safe Harbor Act, the petitioner cannot enforce or execute on a judgment or warrant of eviction until February 26, 2021.</p>

Per the **COVID-19 Emergency Eviction and Foreclosure Prevention Act of 2020** (Chapter 381 of the Laws of New York, 2020), signed into law by Governor Cuomo on December 28, 2020:

If a tenant, lawful occupant, or other person responsible for paying rent, use and occupancy, or any other financial obligation under a lease or tenancy agreement at a dwelling unit signs and delivers a **Hardship Declaration** to their landlord at the mailing address or e-mail address that landlord sets forth in the Hardship Declaration, then such person(s) (i) cannot be evicted until at least May 1, 2021 for nonpayment of rent or for holding over after the expiration of the lease, but (ii) may still be evicted for violating the lease by persistently and unreasonably engaging in behavior that substantially infringes on the use and enjoyment of other tenants or occupants or causes a substantial safety hazard to others. Notably, the Declaration form states “You will still owe any unpaid rent to your landlord.”

The definition of "eviction proceeding" means a summary proceeding to recover possession of real property under article seven of the real property actions and proceedings law relating to a residential dwelling unit or any other judicial or administrative proceeding to recover possession of real property relating to a residential dwelling unit.

§ 2. Pending eviction proceedings. Any eviction proceeding pending on the effective date of this act, including eviction proceedings filed on or before March 7, 2020, or commenced within thirty days of the effective date of this act shall be stayed for at least sixty days⁶, or to such later date that the chief administrative judge shall determine is necessary to ensure that courts are prepared to conduct proceedings in compliance with this act and to give tenants an opportunity to submit the hardship declaration pursuant to this act. The court in each case shall promptly issue an order directing such stay and promptly mail the respondent a copy of the hardship declaration in English, and, to the extent practicable, the tenant's primary language, if other than English.

§ 3. Pre-eviction notices. A landlord shall include a "Hardship Declaration" in 14-point type, with every written demand for rent made pursuant to subdivision 2 of section 711 of the real property actions and proceedings law, with any other written notice required by the lease or tenancy agreement, law or rule to be provided prior to the commencement of an eviction proceeding, and with every notice of petition served on a tenant. If the translation of the hardship declaration in the

Covered in summary on first few pages.

⁶ Pending eviction proceedings are stayed for at least 60 days from the effective date of the Act (from December 28, 2020 through at least February 26, 2021).

tenant's primary language is not available on the office of court administration's public website, as provided by section ten of this act, it shall be the landlord's responsibility to obtain a suitable translation of the hardship declaration in the tenant's primary language. Such notice shall also include: 1. a mailing address, telephone number and active email address the tenant can use to contact the landlord and return the hardship declaration; and 2. a list of all not-for-profit legal service providers actively handling housing matters in the county where the subject premises are located. Such lists shall be prepared and regularly updated, to the extent practicable, for such purpose and published on the website of the office of court administration.

§ 4. Prohibition on initiation of eviction proceeding. If there is no pending eviction proceeding and a tenant provides a hardship declaration to the landlord or an agent of the landlord, there shall be no initiation of an eviction proceeding against the tenant until at least May 1, 2021, and in such event any specific time limit for the commencement of an eviction proceeding shall be tolled until May 1, 2021.

§ 5. Required affidavit. 1. No court shall accept for filing any petition or other filing to commence an eviction proceeding unless the petitioner or an agent of the petitioner files an affidavit of service, under penalty of perjury, demonstrating the manner in which the petitioner or the petitioner's agent served a copy of the hardship declaration in English and the tenant's primary language, if other English, with any rent demand and with any other written notice required by the lease or tenancy agreement, law or rule to be provided prior to the commencement of an eviction proceeding, and an affidavit under penalty of perjury: a. attesting that at the time of filing, neither the petitioner nor any agent of the petitioner has received a hardship declaration from the respondent or any other tenant or occupant of the dwelling unit that is the subject of the proceeding, or b. attesting that the respondent or another tenant or occupant of the dwelling unit that is the subject of the proceeding has returned a hardship declaration, but the respondent is persistently and unreasonably engaging in behavior that substantially infringes on the use and enjoyment of other tenants or occupants or causes a substantial safety hazard to others, with a specific description of the behavior alleged.

2. Upon accepting a petition pursuant to article 7 of the real property actions and proceedings law, the attorney, judge or clerk of the court, as the case may be, shall determine whether a copy of the hardship declaration in English and the tenant's primary language, if other than English, is annexed to the served notice of petition and, if not, shall ensure that the hardship declaration is attached to such notice. **Service of the notice of petition with the attached hardship declaration shall be made by personal delivery to the respondent, unless**

such service cannot be made with due diligence, in which case service may be made under section 735 of the real property actions and proceedings law. At the earliest possible opportunity, the court shall seek confirmation on the record or in writing from the respondent that the respondent has received the hardship declaration and that the respondent has not submitted a hardship declaration to the petitioner, an agent of the petitioner, or the court. **If the court determines a respondent has not received a hardship declaration, then the court shall stay the proceeding for a reasonable period of time, which shall be no less than ten business days or any longer period provided by law, and provide the respondent with a copy of the hardship declaration in English and the respondent's primary language, if other than English, to ensure the respondent received and fully considered whether to submit the hardship declaration.**

§ 6. Pending proceedings. In any eviction proceeding in which an eviction warrant has not been issued, including eviction proceedings filed on or before March 7, 2020, if the tenant provides a hardship declaration to the petitioner, the court, or an agent of the petitioner or the court, the eviction proceeding shall be stayed until at least May 1, 2021. If such hardship declaration is provided to the petitioner or agent, such petitioner or agent shall promptly file it with the court, advising the court in writing the index number of all relevant cases.

§ 7. Default judgments. No court shall issue a judgment in any proceeding authorizing a warrant of eviction against a respondent who has defaulted, or authorize the enforcement of an eviction pursuant to a default judgment, prior to May 1, 2021, without first holding a hearing after the effective date of this act upon motion of the petitioner. The petitioner or an agent of the petitioner shall file an affidavit attesting that the petitioner or the petitioner's agent has served notice of the date, time, and place of such hearing on the respondent, including a copy of such notice. If a default judgment has been awarded prior to the effective date of this act, the default judgment shall be removed and the matter restored to the court calendar upon the respondent's written or oral request to the court either before or during such hearing and an order to show cause to vacate the default judgment shall not be required.

§ 8. Post warrant of eviction. a. (i) In any eviction proceeding in which **an eviction warrant has been issued prior to the effective date of this act, but has not yet been executed** as of the effective date of this act, including eviction proceedings filed on or before March 7, 2020, the court shall stay the execution of the warrant at least until the court has held a **status conference with the parties**. (ii) In any eviction proceeding, if the tenant provides a hardship declaration to the petitioner, the court, or an agent of the petitioner or the court, prior to the execution of the warrant, the execution shall be stayed until at

least May 1, 2021. If such hardship declaration is provided to the petitioner or agent of the petitioner, such petitioner or agent shall promptly file it with the court, advising the court in writing the index number of all relevant cases.

b. In any eviction proceeding in which a warrant has been issued, including eviction proceedings filed on or before March 7, 2020, any warrant issued shall not be effective as against the occupants, unless, in addition to the requirements under section 749 of the real property actions and proceedings law for warrants, such warrant states: (i) The tenant has not submitted the hardship declaration and the tenant was properly served with a copy of the hardship declaration pursuant to this section, listing dates the tenant was served with the hardship declaration by the petitioner and the court; or (ii) The tenant is ineligible for a stay under this act because the court has found that the tenant is persistently and unreasonably engaging in behavior that substantially infringes on the use and enjoyment of other tenants or occupants or causes a substantial safety hazard to others, with a specific description of the behavior.

c. No court shall issue a warrant directed to the sheriff of the county or to any constable or marshal of the city in which the property, or a portion thereof, is situated, or, if it is not situated in a city, to any constable of any town in the county, that does not comply with the requirements of this section.

d. No officer to whom the warrant is directed shall execute a warrant for eviction issued that does not comply with the requirements of this hardship declaration to the officer to whom the warrant is directed, the officer shall not execute the warrant and shall return the hardship form to the court indicating the appropriate index/case number the form is associated with section.

e. Unless the warrant contains the information contained in paragraph (ii) of subdivision b of this section, if any tenant delivers the hardship declaration to the officer to whom the warrant is directed, the officer shall not execute the warrant and shall return the hardship form to the court indicating the appropriate index/case number the form is associated with.

§ 9. Sections two, four, six and paragraph (ii) of subdivision a of section eight of this act shall not apply if the tenant is persistently and unreasonably engaging in behavior that substantially infringes on the use and enjoyment of other tenants or occupants or causes a substantial safety hazard to others, provided:

1. If an eviction proceeding is pending on the effective date of this act, but the petitioner has not previously alleged that the tenant persistently and unreasonably engaged in such behavior, the petitioner shall be required to submit a new petition with such allegations and comply with all notice and service requirements under article 7 of the real property actions and proceedings law and this act.

2. If the court has awarded a judgment against a respondent prior to the effective date of this act on the basis of

objectionable or nuisance behavior, the court shall hold a hearing to determine whether the tenant is continuing to persist in engaging in unreasonable behavior that substantially infringes on the use and enjoyment of other tenants or occupants or causes a substantial safety hazard to others.

3. For the purposes of this act, a mere allegation of the behavior by the petitioner or an agent of the petitioner alleging such behavior shall not be sufficient evidence to establish that the tenant has engaged in such behavior.

4. If the petitioner fails to establish that the tenant persistently and unreasonably engaged in such behavior and the tenant provides or has provided a hardship declaration to the petitioner, petitioner's agent or the court, the court shall stay or continue to stay any further proceedings until at least May 1, 2021.

5. If the petitioner establishes that the tenant persistently and unreasonably engaged in such behavior or the tenant fails to provide a hardship declaration to the petitioner, petitioner's agent or the court, the proceeding may continue pursuant to article 7 of the real property actions and proceedings law and this act.

§ 10. Translation of hardship declaration. The office of court administration shall translate the hardship declaration, as defined in section one of this act, into Spanish and the six most common languages in the city of New York, after Spanish, and shall post and maintain such translations and an English language copy of the hardship declaration on the website of such office beginning within fifteen days of the effective date of this act. To the extent practicable, the office of court administration shall post and maintain on its website translations into such additional languages as the chief administrative judge shall deem appropriate to ensure that tenants have an opportunity to understand and submit hardship declarations pursuant to this act.

§ 11. Rebuttable presumption. A hardship declaration in which the tenant has selected the option indicating a financial hardship shall create a rebuttable presumption that the tenant is experiencing financial hardship, in any judicial or administrative proceeding that may be brought, for the purposes of establishing a defense under chapter 127 of 45 the laws of 2020, an executive order of the governor or any other local or state law, order or regulation restricting the eviction of a tenant suffering from a financial hardship during or due to COVID-19 provided that the absence of a hardship declaration shall not create a presumption that a financial hardship is not present.

The Act shall take effect immediately and shall expire May 1, 2021, except for rebuttable presumption.

Under Part B of the Act, the Act also contains protections for small property owners of properties that contain 10 or fewer

<p>apartments with respect to foreclosure proceedings. There is a moratorium on tax sales and foreclosures for the small property owners who have experienced hardship as a result of COVID 19 as well until at least May 1, 2021. See also Administrative Order 341/20.</p>	
<p>Per Administrative Order 340/20, dated December 30, 2020, Chief Administrative Judge Lawrence Marks, as required by L. 2020, c. 381 (the COVID-19 Emergency Eviction and Foreclosure Prevention Act of 2020 ["Act"; Exh. 1]), Judge Marks directed that the following restrictions shall apply to the conduct of residential eviction matters before the New York State courts:</p> <ol style="list-style-type: none"> 1. Stay of Pending Residential Eviction Proceedings: Any residential eviction proceeding pending on December 28, 2020, including eviction proceedings filed on or before March 7, 2020, and any residential eviction proceeding commenced on or before January 27, 2021, shall be stayed for sixty days (Act, Part A, §2). Notwithstanding the foregoing, a pending or newly-filed proceeding in which a petitioner has alleged that a tenant is persistently and unreasonably engaging in behavior that substantially infringes upon the use and enjoyment of other tenants or occupants, or causes a substantial safety hazard to others, may continue to be heard in accordance with the Act (Act, Part A, §§9, 9[5]). 2. Requirement of Additional Affidavits in Newly-Commenced Proceedings: No court shall accept for filing any petition or other commencement papers in an eviction proceeding unless those papers include affidavits as required by Part A, §5 of the Act. 3. Bar on Issuance or Enforcement of Default Judgments: Prior to May 1, 2021, no court shall issue a default judgment authorizing an eviction in a residential eviction matter, or authorize the enforcement of an eviction pursuant to a default judgment, without first holding a hearing upon motion of the petitioner (Act, Part A, §7). 4. Stay of Execution of Warrants in Residential Eviction Proceedings: In any residential eviction proceeding in which a warrant of eviction has been issued but has not yet been executed as of December 28, 2020, execution of the warrant shall be stayed until the court has held a status conference with the parties (Act, Part A, §8[a][i]). 5. Prior Judgments Based on Objectionable or Nuisance Behavior: If the court has awarded judgment against a respondent on or prior to December 28, 2020 on the basis of objectionable or nuisance behavior, the court shall hold a hearing to determine whether the tenant is continuing to persist in engaging in unreasonable behavior that substantially infringes on the use and enjoyment of other tenants or 	<p>Covered in summary on first few pages.</p>

<p>occupants or causes substantial safety hazard to others (Act, Part A, §9[2]).</p> <p>All residential eviction proceedings shall be conducted as required by the further provisions of the Act.</p> <p>This order shall take effect immediately and shall remain in effect through May 1, 2021.</p>	
<p>Per Executive Order No. 202.87, issued on December 30, 2020, further continued the suspensions and modifications of any statute, local law, ordinance, order, rule, or regulation, or parts thereof, of any agency during a State disaster emergency, if compliance with such statute, local law, ordinance, order, rule, or regulation would prevent, hinder, or delay action necessary to cope with the disaster emergency or if necessary to assist or aid in coping with such disaster, or to provide any directive necessary to respond to the disaster, do hereby continue the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, 202.67, 202.68, 202.72, as continued and contained in Executive Order 202.79 for another thirty days through January 29, 2021.</p>	<p>Extended through January 29, 2021 residential (i) suspension of charging fees for late payment of rent pursuant to RPL 238-a (2) and (ii) application of security deposit to rent. Both discussed in detail below, as well as additional extensions under this Executive Order.</p>
<p>Per CCM-212, dated January 7, 2021:</p> <p>Effective December 28, 2020 at 11:59PM, documents submitted at the commencement of any new Article 7 residential eviction must include the following: a copy of the Notice/Hardship Declaration Form (see attached) served on the respondent and the COVID-19 Emergency Eviction and Foreclosure Prevention Act affidavit of service (see attached) from the petitioner or agent of the petitioner. The affidavit of service should:</p> <ul style="list-style-type: none"> • Demonstrate the manner in which the petitioner or petitioner’s agent served a copy of the hardship declaration in English and the tenant’s primary language, if other than English, with any rent demand and with other written notice required by the lease or tenancy agreement, law or rule to be provided prior to the commencement of an eviction proceeding, • Attest that at the time of filing, neither the petitioner nor any agent of the petitioner has received a hardship declaration from the respondent or any other tenant or occupant of the dwelling unit that is the subject of the proceeding. <p>or</p> <ul style="list-style-type: none"> • Attest that the respondent or another tenant or occupant of the dwelling unit that is 	<p>Covered in summary on first few pages.</p>

subject to the proceeding has returned a hardship declaration but the respondent is persistently and unreasonably engaging in behavior that substantially infringes on the use and enjoyment of other tenants or occupants or causes a substantial safety hazard to others, with a specific description of the behavior alleged. • Upon accepting a petition pursuant to article 7 of the RPAPL, the clerk shall determine whether a copy of the hardship declaration in English and the tenant's primary language, if other than English, is annexed to the served notice of petition and, if not, shall ensure that the hardship declaration is attached to such notice.

The clerk is also advised that:

- Matters filed prior to December 28, 2020 at 11:59PM should still be processed as usual with the understanding that they are stayed for at least 60 days from the effective date of the Act.
- All pending eviction proceeding are stayed at least 60 days from the effective date of the Act.
- Matters pending on Housing Court calendars should be re-scheduled to a control Part pending further direction. The pending matters should not be "adjourned" as the Act directs that they be stayed.
- Default judgments may not be issued prior to May 1, 2021 without a hearing.
- In proceedings where an eviction warrant has been issued prior to the effective date of this act but has not been executed, the court shall stay the execution of the warrant at least until the court has held a status conference with the parties.
- In any eviction proceeding in which a warrant has been issued, any warrant issued shall not be effective as against the occupants, unless, in addition to the requirements under section 749 of the RPAPL for warrants, such warrant states: ▪ The tenant has not submitted the hardship declaration and the tenant was properly served with a copy of the hardship declaration. ▪ The tenant is ineligible for a stay under this act because the court has found that the tenant is persistently and unreasonably engaging in behavior that substantially infringes on the use and enjoyment of other tenants or occupants or causes a substantial safety hazard to others.

Per [Executive Order No. 202.92](#), issued on January 27, 2021, further continued the suspensions and modifications of law and any directives, unless superseded, modified or otherwise expired, made by Executive Order 202 and each successor Executive Order to 202, for thirty days until February 26, 2021.

The moratorium on the initiation of a proceeding or enforcement of an eviction of any commercial tenant for nonpayment of rent against tenant that is eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic is extended until February 26, 2021.⁷

⁷ The moratorium, as most recently extended by [Executive Order No. 202.92](#) until February 26, 2021, also applies to foreclosure for nonpayment of a commercial mortgage if the mortgagor is eligible for **unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic.**

	Also extended until February 26, 2021 residential (i) suspension of charging fees for late payment of rent pursuant to RPL 238-a (2) and (ii) application of security deposit to rent. Both discussed in detail below, as well as additional extensions under this Executive Order.
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IV. Residential Late Fees

Provision	Comment
<p>Per Section 4024(b) of the CARES Act (see page 212), issued on March 27, 2020, 120-day moratorium (until July 25, 2020) on “charg[ing] fees, penalties, or other charges” against a residential tenant for nonpayment of rent in a “covered dwelling.” Covered dwellings are defined as rental units in properties: (1) that participate in federal assistance programs, (2) are subject to a “federally backed mortgage loan,” or (3) are subject to a “federally backed multifamily mortgage loan.” Covered federal assistance programs include <u>most rental assistance and housing grant programs, including public housing, Housing Choice Vouchers, Section 8 Project-Based Rental Assistance, rural housing programs, and the Low Income Housing Tax Credit (LIHTC) program.</u> A “federally backed mortgage loan” is a single-family (1-4 units) residential mortgage owned or securitized by Fannie Mae or Freddie Mac or insured, guaranteed, or otherwise assisted by the federal government.</p>	Lapsed
<p>Per Executive Order No. 202.28, issued on May 7, 2020: temporarily suspend or modify the following if compliance with such statute, local law, ordinance, order, rule, or regulation would prevent, hinder, or delay action necessary to cope with the disaster emergency or if necessary to assist or aid in coping with such disaster, for the period from the date of this Executive Order through June 6, 2020, except as modified below:</p> <p style="text-align: center;">.....</p> <p>IN ADDITION, I hereby temporarily suspend or modify the following if compliance with such statute, local law, ordinance, order, rule, or regulation would prevent, hinder, or delay action necessary to cope with the disaster emergency or if necessary to assist or aid in coping with such disaster, for the period from the date of this Executive Order through June 6, 2020:</p> <p style="background-color: yellow;">Real Property Law 238-a (2) to provide that no landlord, lessor, sub-lessor or grantor shall demand or be entitled to any payment, fee or charge for late payment of rent occurring during the time period from March 20, 2020, through August 20, 2020.</p>	<p>Residential tenants shall not be charged late fees for late payment of rent from March 20, 2020 through August 20, 2020.</p> <p>Commercial tenants may still be charged late fees.</p>
<p>Per Executive Order No. 202.60, issued on September 4, 2020, further continued the suspensions, modifications, and directives, not superseded by a subsequent directive, made by Executive Orders 202 up to and including 202.21, and 202.27,</p>	EO 202.60 extended ban on charging residential late fees for late payment of rent under EO 202.28 that previously lapsed on August 21, 2020. Specifically, this order appears to further amend

<p>202.28, 202.29, 202.30, 202.38, 202.39, 202.40, 202.48, 202.49, 202.50, as extended, and Executive Order 202.55 and 202.55.1 for another thirty days through October 4, 2020.</p>	<p>Real Property Law 238-a (2) to provide that no landlord, lessor, sub-lessor or grantor shall demand or be entitled to any payment, fee or charge for late payment of rent occurring during the time period from March 20, 2020 through October 4, 2020.</p> <p>Commercial tenants may still be charged late fees.</p>
<p>Per Executive Order No. 202.67, issued on October 4, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, 202.40, 202.48, 202.49, 202.50, 202.55 and 202.55.1, as extended, and Executive Order 202.60 for another thirty days through November 3, 2020.</p>	<p>Further extended ban on charging residential late fees for late payment of rent through November 3, 2020.</p>
<p>Per Executive Order No. 202.72, issued on November 3, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, as continued and contained in Executive Orders 202.67 and 202.68 for another thirty days through December 3, 2020.</p>	<p>Further extended ban on charging residential late fees for late payment of rent through December 3, 2020.</p>
<p>Per Executive Order No. 202.79, issued on December 2, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, 202.67, 202.68, as continued and contained in Executive Order 202.72 for another thirty days through January 1, 2021.</p>	<p>Further extended ban on charging residential late fees for late payment of rent through January 1, 2021.</p>
<p>Per Executive Order No. 202.87, issued on December 30, 2020, further continued the suspensions and modifications of any statute, local law, ordinance, order, rule, or regulation, or parts thereof, of any agency during a State disaster emergency, if compliance with such statute, local law, ordinance, order, rule, or regulation would prevent, hinder, or delay action necessary to cope with the disaster emergency or if necessary to assist or aid in coping with such disaster, or to provide any directive necessary to respond to the disaster, do hereby continue the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, 202.67, 202.68, 202.72, as continued and contained in</p>	<p>Further extended ban on charging residential late fees for late payment of rent through January 29, 2021.</p>

Executive Order 202.79 for another thirty days through January 29, 2021.	
Per Executive Order No. 202.91 , issued on January 23, 2021, further continued the suspensions and modifications of law and any directives, unless superseded, modified or otherwise expired, made by Executive Order 202 and each successor Executive Order to 202, for thirty days until February 22, 2021.	Further extended until February 22, 2021
Per Executive Order No. 202.92 , issued on January 27, 2021, further continued the suspensions and modifications of law and any directives, unless superseded, modified or otherwise expired, made by Executive Order 202 and each successor Executive Order to 202, for thirty days until February 26, 2021.	<p>Further extended ban on charging residential late fees for late payment of rent until February 26, 2021.</p> <p>Specifically, Executive Order No. 202.28, as extended, amends Real Property Law 238-a (2) to provide that no landlord, lessor, sub-lessor or grantor shall demand or be entitled to any payment, fee or charge for late payment of rent occurring during the time period from March 20, 2020 until February 26, 2021.</p> <p>Commercial tenants may still be charged late fees.</p>

V. Application of Security Deposit to Rent

Provision	Comment
<p>Per Executive Order No. 202.28, issued on May 7, 2020, temporarily suspend or modify the following if compliance with such statute, local law, ordinance, order, rule, or regulation would prevent, hinder, or delay action necessary to cope with the disaster emergency or if necessary to assist or aid in coping with such disaster, for the period from the date of this Executive Order through June 6, 2020, except as modified below:</p> <p style="text-align: center;">.....</p> <p>IN ADDITION, I hereby temporarily suspend or modify the following if compliance with such statute, local law, ordinance, order, rule, or regulation would prevent, hinder, or delay action necessary to cope with the disaster emergency or if necessary to assist or aid in coping with such disaster, for the period from the date of this Executive Order through June 6, 2020:</p> <p>Sections 7-103, 7-107 and 7-108 of the General Obligations Law to the extent necessary to provide that:</p> <ul style="list-style-type: none"> • Landlords and tenants or licensees of residential properties may, upon the consent of the tenant or licensee, enter into 	<p>In residential context, security deposit shall be applied to rental arrears upon tenant or licensee’s request if eligible for unemployment insurance or benefits under state or federal law or are otherwise facing financial hardship due to the COVID-19 pandemic. Email is sufficient.</p> <p>Any security applied to rent shall be replenished at rate of 1/12 of amount used as rent. Payments to replenish due no <i>less</i> than 90 days from date of usage of security. Tenant or licensee can obtain insurance instead.</p>

a written agreement by which the security deposit and any interest accrued thereof, shall be used to pay rent that is in arrears or will become due. If the amount of the deposit represents less than a full month rent payment, this consent does not constitute a waiver of the remaining rent due and owing for that month. Execution in counterpart by email will constitute sufficient execution for consent;

- Landlords shall provide such relief to tenants or licensees who so request it that are eligible for unemployment insurance or benefits under state or federal law or are otherwise facing financial hardship due to the COVID-19 pandemic;
- It shall be at the tenant or licensee's option to enter into such an agreement and landlords shall not harass, threaten or engage in any harmful act to compel such agreement;
- Any security deposit used as a payment of rent shall be replenished by the tenant or licensee, to be paid at the rate of 1/12 the amount used as rent per month. The payments to replenish the security deposit shall become due and owing no less than 90 days from the date of the usage of the security deposit as rent. The tenant or licensee may, at their sole option, retain insurance that provides relief for the landlord in lieu of the monthly security deposit replenishment, which the landlord, must accept such insurance as replenishment.

Per [Executive Order No. 202.60](#), issued on September 4, 2020, further continued the suspensions, modifications, and directives, not superseded by a subsequent directive, made by Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, 202.40, 202.48, 202.49, 202.50, as extended, and Executive Order 202.55 and 202.55.1 for another thirty days through October 4, 2020.

EO 202.60 extended requirement under EO 202.28 through October 4, 2020, that in residential context, security deposit shall be applied to rental arrears upon tenant or licensee's request if eligible for unemployment insurance or benefits under state or federal law or are otherwise facing financial hardship due to the COVID-19 pandemic.

Specifically, this order continues the modification of Sections 7-103, 7-107 and 7-108 of the General Obligations Law to the extent necessary to provide that:

- Landlords and tenants or licensees of residential properties may, upon the consent of the tenant or licensee, enter into a written agreement by which the security deposit and any interest accrued thereof, shall be used to pay rent that is in arrears or will become due. If the amount of the deposit represents less than a full month rent payment, this consent does not constitute a waiver of the remaining rent due and owing for that month. Execution in counterpart by email will constitute sufficient execution for consent;
- Landlords shall provide such relief to tenants or licensees who so request it that are eligible

	<p>for unemployment insurance or benefits under state or federal law or are otherwise facing financial hardship due to the COVID-19 pandemic;</p> <ul style="list-style-type: none"> • It shall be at the tenant or licensee’s option to enter into such an agreement and landlords shall not harass, threaten or engage in any harmful act to compel such agreement. • Any security deposit used as a payment of rent shall be replenished by the tenant or licensee, to be paid at the rate of 1/12 the amount used as rent per month. The payments to replenish the security deposit shall become due and owing no less than 90 days from the date of the usage of the security deposit as rent. The tenant or licensee may, at their sole option, retain insurance that provides relief for the landlord in lieu of the monthly security deposit replenishment, which the landlord, must accept such insurance as replenishment.
<p>Per Executive Order No. 202.67, issued on October 4, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, 202.40, 202.48, 202.49, 202.50, 202.55 and 202.55.1, as extended, and Executive Order 202.60 for another thirty days through November 3, 2020.</p>	<p>Further extended through November 3, 2020.</p>
<p>Per Executive Order No. 202.72, issued on November 3, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, as continued and contained in Executive Orders 202.67 and 202.68 for another thirty days through December 3, 2020.</p>	<p>Further extended through December 3, 2020.</p>
<p>Per Executive Order No. 202.79, issued on December 2, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, 202.67, 202.68, as continued and contained in Executive Order 202.72 for another thirty days through January 1, 2021.</p>	<p>Further extended through January 1, 2021.</p>
<p>Per Executive Order No. 202.87, issued on December 30, 2020, further continued the suspensions and modifications of any statute, local law, ordinance, order, rule, or regulation, or parts thereof, of any agency during a State disaster emergency, if</p>	<p>Further extended through January 29, 2021.</p>

<p>compliance with such statute, local law, ordinance, order, rule, or regulation would prevent, hinder, or delay action necessary to cope with the disaster emergency or if necessary to assist or aid in coping with such disaster, or to provide any directive necessary to respond to the disaster, do hereby continue the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, 202.67, 202.68, 202.72, as continued and contained in Executive Order 202.79 for another thirty days through January 29, 2021.</p>	
<p>Per Executive Order No. 202.91, issued on January 23, 2021, further continued the suspensions and modifications of law and any directives, unless superseded, modified or otherwise expired, made by Executive Order 202 and each successor Executive Order to 202, for thirty days until February 22, 2021.</p>	Further extended until February 22, 2021
<p>Per Executive Order No. 202.92, issued on January 27, 2021, further continued the suspensions and modifications of law and any directives, unless superseded, modified or otherwise expired, made by Executive Order 202 and each successor Executive Order to 202, for thirty days until February 26, 2021.</p>	Further extended until February 26, 2021.

VI. Statute of Limitations

Provision	Comment
<p>Per Executive Order No. 202.8, issued on March 20, 2020, temporarily suspended or modified “any specific time limit for the commencement, filing, or service of any legal action, notice, motion, or other process or proceeding, as prescribed by the procedural laws of the state, including but not limited to the criminal procedure law, the family court act, the civil practice law and rules, the court of claims act, the surrogate’s court procedure act, and the uniform court acts, or by any other statute, local law, ordinance, order, rule, or regulation, or part thereof,” and tolled said specific time limit from March 20, 2020 until April 19, 2020.</p>	Tolling of statute of limitations applies to the procedural laws of the state, or by any other statute, local law, ordinance, order, rule, or regulation, or part thereof. Tolling does not affect the cure period provided in a notice to cure or notice of default, or for the commencement, filing, or service of a Yellowstone Injunction.
<p>Per Executive Order No. 202.14, issued on April 7, 2020, further extended the temporary suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order to 202 for thirty days until May 7, 2020, except as modified therein.</p>	Tolling of statute of limitations further extended from March 20, 2020 until May 7, 2020.
<p>Per Executive Order No. 202.28, issued on May 7, 2020, further extended the suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order to 202 for thirty days until June 6, 2020, except as modified therein.</p>	Tolling of statute of limitations further extended from March 20, 2020 until June 6, 2020.

<p>Per Executive Order No. 202.38, issued on June 6, 2020, further extended the suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order up to and including Executive Order 202.14, as continued as contained in Executive Order 202.27 and 202.28 until July 6, 2020.</p>	<p>Tolling of statute of limitations further extended from March 20, 2020 until July 6, 2020.</p> <p>The statute of limitations was tolled per Executive Order No. 202.8 issued on March 20, 2020, as further extended by Executive Order No. 202.14 issued on April 7, 2020, and Executive Order No. 202.28 issued on May 7, 2020. Executive Order 202.38 directly references 202.14 and 202.28.</p>
<p>Per Executive Order No. 202.48, issued on July 6, 2020, further continued the suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order up to and including Executive Order 202.14, as continued and contained in Executive Order 202.27, 202.28, and 202.38, for another thirty days through August 5, 2020.</p>	<p>Tolling of statute of limitations further extended from March 20, 2020 through August 5, 2020.</p>
<p>Per Executive Order No. 202.55, issued on August 5, 2020, further continued the directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order up to and including Executive Order 202.21, and Executive Order 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, and 202.40, as continued and contained in Executive Order 202.48, 202.49, and 202.50 for another thirty days through September 4, 2020, and I hereby suspend or modify for thirty days through September 4, 2020.</p>	<p>Tolling of statute of limitations further extended from March 20, 2020 through September 4, 2020.</p>
<p>Per Executive Order No. 202.55.1, issued on August 6, 2020, which amended Executive Order No. 202.55, issued on August 5, 2020, further continued all suspensions and modifications, not superseded by a suspension or modification in a subsequent Executive Order for the Executive Orders listed in 202.55; and provided further, Executive Orders 202.48, 202.49, and 202.50 are continued in their entirety, through September 4, 2020.</p>	<p>Tolling of statute of limitations further extended from March 20, 2020 through September 4, 2020.</p>
<p>Per Executive Order No. 202.60, issued on September 4, 2020, further continued the suspensions, modifications, and directives, not superseded by a subsequent directive, made by Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, 202.40, 202.48, 202.49, 202.50, as extended, and Executive Order 202.55 and 202.55.1 for another thirty days through October 4, 2020 and do hereby suspend or modify the following:</p> <ul style="list-style-type: none"> • The suspension contained in Executive Order 202.8, as continued and modified most recently in Executive Order 202.48 and 202.55 and 202.55.1, is hereby amended to provide that the tolling of civil statutes of limitation shall be lifted as it relates to any action to challenge the approval by any municipal government or public authority of a construction project that includes either affordable housing or space for use by not-for-profit organizations. 	<p>Tolling of statute of limitations further extended from March 20, 2020 through October 4, 2020.</p>
<p>Per Executive Order No. 202.67, issued on October 4, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive</p>	<p>Tolling of statute of limitations further extended from March 20, 2020 until November</p>

<p>contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, 202.40, 202.48, 202.49, 202.50, 202.55 and 202.55.1, as extended, and Executive Order 202.60 for another thirty days through November 3, 2020, except:</p> <p>The suspension in Executive Order 202.8, as modified and extended in subsequent Executive Orders, that tolled any specific time limit for the commencement, filing, or service of any legal action, notice, motion, or other process or proceeding as prescribed by the procedural laws of the state, including but not limited to the criminal procedure law, the family court act, the civil practice law and rules, the court of claims act, the surrogate's court procedure act, and the uniform court acts, or by any statute, local law, ordinance, order, rule, or regulation, or part thereof, is hereby continued, as modified by prior executive orders, provided however, for any civil case, such suspension is only effective until November 3, 2020, and after such date any such time limit will no longer be tolled.</p>	<p>3, 2020, and after such date any such time limit will no longer be tolled.</p>
<p>Per Executive Order No. 202.72, issued on November 3, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, as continued and contained in Executive Orders 202.67 and 202.68 for another thirty days through December 3, 2020, except:</p> <p>Pursuant to Executive Order 202.67, the suspension for civil cases in Executive Order 202.8, as modified and extended in subsequent Executive Orders, that tolled any specific time limit for the commencement, filing, or service of any legal action, notice, motion, or other process or proceeding as prescribed by the procedural laws of the state, including but not limited to the family court act, the civil practice law and rules, the court of claims act, the surrogate's court procedure act, and the uniform court acts, or by any statute, local law, ordinance, order, rule, or regulation, or part thereof, is hereby no longer in effect as of November 4, 2020, provided any criminal procedure law suspension remains in effect and provided that all suspensions of the Family Court Act remain in effect until November 18, 2020 and thereafter continue to remain in effect for those juvenile delinquency matters not involving a detained youth and for those child neglect proceedings not involving foster care.</p>	

VIII. Electronic Document Delivery System (EDDS) iappscontent.courts.state.ny.us/NYSCEF/live/edds.htm

Provision	Comment
<p>Per Administrative Order 87/20, dated May 1, 2020, Chief Administrative Judge Lawrence Marks authorized the</p>	<p>Administrative Order 267/20 superseded Administrative Orders 115/20.</p>

<p>Electronic Document Delivery System (EDDS) effective May 4, 2020. AO 87/20 (pars. A-C) superseded by Administrative Order 115/20.</p> <p>Paragraph A: In pending matters, digital copies of (1) motions, cross-motions, responses, replies and applications (including post-judgment applications), (2) notices of appeal and cross-appeal, (3) stipulations of discontinuance, stipulations of adjournment, and other stipulations, (4) notes of issue, and (5) such other papers as the Chief Administrative Judge may direct, shall be directed for filing purposes by all courts and clerical officers of the Unified Court System (including County Clerks acting as clerks of court) when presented for filing through (1) NYSCEF, (2) EDDS, or (3) such other document delivery method as the Chief Administrative Judge shall approve.</p> <p>Paragraph B: “Documents filed through the EDDS system shall be served by electronic means, including electronic mail or facsimile” (an issue if the client did not have email address for a pro se tenant).</p>	
<p>Per DRP 208A, dated June 15, 2020, the Hon. Anthony Cannataro directed:</p> <p>For parties represented by counsel, all new motions and other documents submitted through EDDS must be served electronically, either by email or facsimile transmission.</p> <p>It is the responsibility of the party submitting papers through EDDS to ensure that copies of documents are served electronically on all other parties.</p> <p>Unrepresented parties must file, serve, and be served with motions by non-electronic means (i.e. personal service, mail, or other physical delivery service) unless they provide written notification to the court and all parties that they wish to file, serve, and be served electronically. A sample consent form is annexed as Exhibit A.</p> <p>All parties are encouraged to use EDDS to complete the submission of motions that were partially submitted when the Court halted acceptance of paper filings on March 22, 2020. Wherever possible, the Court will consolidate papers previously filed with documents newly submitted through EDDS to create a complete set of motion papers. However, judges may direct that Parties submit courtesy copies of previously filed documents through EDDS to ensure that a complete record is available. In the event that there are discrepancies between papers previously filed in person and submissions made through EDDS, the EDDS submission shall supersede the earlier paper submission.</p> <p>All existing procedural rules concerning the form of motion papers and times for opposing and replying will apply to motions made through EDDS.</p> <p>The availability of EDDS does not supersede, abrogate, or otherwise modify any administrative orders relating to the filing of new actions or proceedings during the COVID-19 outbreak, or any administrative orders relating to the entry of default judgments or orders.</p>	<p>EDDS is a program intended to mitigate the effects of the COVID-19 outbreak upon the courts and the public. It provides a means for attorneys and unrepresented litigants to make and respond to motions in pending cases before the Civil and Housing Parts of the Civil Court of the City of New York. EDDS is not a system for filing new actions and proceedings in the Court. No answers or notices of trial may be filed through EDDS in the Civil and Housing Parts of the Civil Court of the City of New York.</p>

<p>Notices of trial in the Civil Court may not be filed through EDDS. Notices of appeal may be filed through EDDS provided payment of appropriate fees is made.</p> <p>To the extent that any local rule regarding EDDS submissions or any requirement herein conflicts with Administrative Order 115/20, the Order of the Chief Administrative Judge controls.</p>	
<p><u>Administrative Order 115/20</u>, dated May 28, 2020, supersedes Administrative Order 87/20 (pars. A-C) (and seemingly part of DRP 208 that requires service electronically per AO 87/20), and provides, in relevant part:</p> <p>Paragraph 3: In New York City, effective May 25, 2020, in case types approved for electronic filing through NYSCEF, represented parties must commence new matters or proceed in pending matters exclusively by electronic filing through NYSCEF, and must file and serve papers in such matters (other than service of commencement documents) by electronic means through NYSCEF. Unrepresented parties must file, serve and be served in such matters by non-electronic means unless they expressly opt in to participate in NYSCEF.</p> <p>Paragraph 4: To the extent that NYSCEF electronic filing is unavailable in courts or case types in the counties and on the date set forth in Exh. B, represented parties in pending matters may submit for filing digital copies of (1) motions, cross-motions, responses, replies and applications (including post-judgment applications), (2) notices of appeal and cross-appeal, (3) stipulations of discontinuance, stipulations of adjournment, and other stipulations, (4) notes of issue, and (5) such other papers as the Chief Administrative Judge may direct, shall be directed for filing purposes by all courts and clerical officers of the Unified Court System (including County Clerks acting as clerks of court) through EDDS or such other document delivery method as the Chief Administrative Judge shall approve. <u>Unrepresented parties must file, serve and be served in such matters by non-electronic means unless they provide written notification to the court and all parties that they wish to file, serve and be served electronically.</u></p>	<p><u>Administrative Order 267/20</u> supersedes Administrative Order 115/20.</p> <p>Superseded requirement under AO 87/20 that unrepresented parties shall be served electronically.</p>
<p>Per <u>DRP- 213</u>, dated August 12, 2020, provided:</p> <p>Eviction proceedings filed after March 16, 2020 are currently subject to the requirements of Administrative Orders 160/20, 127/20 (127/20 was superseded by 160A/20) and 143/20 of the Chief Administrative Judge and shall remain so until further notice. However, with respect to matters pending prior to March 17, 2020 the following rules shall apply:</p>	<p><u>No adverse action (i.e., no defaults) shall be taken based upon the failure of a party to submit responsive papers to a motion submitted through EDDS, absent specific order of the Court.</u></p>

<p>DIRECTIVE: 2. Defaults B. <u>Document Defaults</u>. Filing of answers in residential eviction proceedings is presently controlled by Administrative Orders 160/20 and 121/20. Moreover, submission of motion documents in pending proceedings is governed by Administrative Order 115/20, which authorized the Electronic Document Delivery System (EDDS). EDDS remains available until further order. Consistent with Administrative Orders 160/20 and 115/20, no adverse action (i.e., no defaults) shall be taken based upon the failure to file an answer in an eviction proceeding, or based upon the failure of a party to submit responsive papers to a motion submitted through EDDS, absent specific order of the Court.</p>	<p>Administrative Order 267/20 superseded Administrative Order 115/20.</p>
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IX. Service of Predicate Notices

Provision	Comment
<p>Per Section 4024 of the CARES Act (see page 212), issued on March 27, 2020, 120-day moratorium (until July 25, 2020) on service of a notice to vacate (notice of termination) on a residential tenant in a “covered dwelling” for any reason. Also requires landlords of covered dwellings to provide residential tenants at least 30 days’ notice before they must vacate the premises after moratorium expires.</p> <p>Covered dwellings are defined as rental units in properties: (1) that participate in federal assistance programs, (2) are subject to a “federally backed mortgage loan,” or (3) are subject to a “federally backed multifamily mortgage loan.” Covered federal assistance programs include <u>most rental assistance and housing grant programs, including public housing, Housing Choice Vouchers, Section 8 Project-Based Rental Assistance, rural housing programs, and the Low Income Housing Tax Credit (LIHTC) program.</u> A “federally backed mortgage loan” is a single-family (1-4 units) residential mortgage owned or securitized by Fannie Mae or Freddie Mac or insured, guaranteed, or otherwise assisted by the federal government.</p>	<p>Cannot serve notice of termination on residential tenant in a “covered dwelling” for any reason during 120-day moratorium period (until July 25, 2020. At least 30 days’ notice to vacate required for Covered Dwellings after CARES Act moratorium expires on July 25, 2020.</p>

X. Notarization of Documents

Provision	Comment
<p>On March 19, 2020, per Executive Order No. 202.7 directed that through April 18, 2020, any notarial act that is required under New York State law is authorized to be performed utilizing audio-video technology provided that the following conditions are met:</p> <ul style="list-style-type: none"> • The person seeking the Notary's services, if not personally known to the Notary, must present valid photo ID to the 	

<p>Notary during the video conference, not merely transmit it prior to or after;</p> <ul style="list-style-type: none"> • The video conference must allow for direct interaction between the person and the Notary (e.g. no pre-recorded videos of the person signing); • The person must affirmatively represent that he or she is physically situated in the State of New York; • The person must transmit by fax or electronic means a legible copy of the signed document directly to the Notary on the same date it was signed; • The Notary may notarize the transmitted copy of the document and transmit the same back to the person; and • The Notary may repeat the notarization of the original signed document as of the date of execution provided the Notary receives such original signed document together with the electronically notarized copy within thirty days after the date of execution. 	
<p>Per Executive Order No. 202.14, issued on April 7, 2020, further extended the temporary suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order to 202 for thirty days until May 7, 2020, except as modified therein.</p>	<p>Further extended until May 7, 2020.</p>
<p>Per Executive Order No. 202.28, issued on May 7, 2020, further extended the suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order to 202 for thirty days until June 6, 2020, except as modified therein.</p>	<p>Further extended until June 6, 2020.</p>
<p>Per Executive Order No 202.38, issued on June 6, 2020, further extended the suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order up to and including Executive Order 202.14, as continued as contained in Executive Order 202.27 and 202.28 until July 6, 2020.</p>	<p>Further extended until July 6, 2020.</p>
<p>Per Executive Order No. 202.48, issued on July 6, 2020, further continued the suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order up to and including Executive Order 202.14, as continued and contained in Executive Order 202.27, 202.28, and 202.38, for another thirty days through August 5, 2020.</p>	<p>Further extended through August 5, 2020.</p>
<p>Per Executive Order No. 202.55, issued on August 5, 2020, further continued the directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order up to and including Executive Order 202.21, and Executive Order 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, and 202.40, as continued and contained in Executive Order 202.48, 202.49, and 202.50 for another thirty days through September 4, 2020, and I hereby suspend or modify for thirty days through September 4, 2020.</p>	<p>Further extended through September 4, 2020.</p>

<p>Per Executive Order No. 202.55.1, issued on August 6, 2020, which amended Executive Order No. 202.55, issued on August 5, 2020, further continued all suspensions and modifications, not superseded by a suspension or modification in a subsequent Executive Order for the Executive Orders listed in 202.55; and provided further, Executive Orders 202.48, 202.49, and 202.50 are continued in their entirety, through September 4, 2020.</p>	<p>Further extended through September 4, 2020.</p>
<p>Per Executive Order No. 202.60, issued on September 4, 2020, further continued the suspensions, modifications, and directives, not superseded by a subsequent directive, made by Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, 202.40, 202.48, 202.49, 202.50, as extended, and Executive Order 202.55 and 202.55.1 for another thirty days through October 4, 2020.</p>	<p>Further extended through October 4, 2020.</p>
<p>Per Executive Order No. 202.67, issued on October 4, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, 202.40, 202.48, 202.49, 202.50, 202.55 and 202.55.1, as extended, and Executive Order 202.60 for another thirty days through November 3, 2020.</p>	<p>Further extended through November 3, 2020.</p>
<p>Per Executive Order No. 202.72, issued on November 3, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, as continued and contained in Executive Orders 202.67 and 202.68 for another thirty days through December 3, 2020.</p>	<p>Further extended through December 3, 2020.</p>
<p>Per Executive Order No. 202.79, issued on December 2, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, 202.67, 202.68, as continued and contained in Executive Order 202.72 for another thirty days through January 1, 2021.</p>	<p>Further extended through January 1, 2021.</p>
<p>Per Executive Order No. 202.87, issued on December 30, 2020, further continued the suspensions and modifications of any statute, local law, ordinance, order, rule, or regulation, or parts thereof, of any agency during a State disaster emergency, if compliance with such statute, local law, ordinance, order, rule, or regulation would prevent, hinder, or delay action necessary to cope with the disaster emergency or if necessary to assist or aid in coping with such disaster, or to provide any directive necessary to respond to the disaster, do hereby continue the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive</p>	<p>Further extended through January 29, 2021.</p>

Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, 202.67, 202.68, 202.72, as continued and contained in Executive Order 202.79 for another thirty days through January 29, 2021.	
Per Executive Order No. 202.91 , issued on January 23, 2021, further continued the suspensions and modifications of law and any directives, unless superseded, modified or otherwise expired, made by Executive Order 202 and each successor Executive Order to 202, for thirty days until February 22, 2021.	Further extended until February 22, 2021
Per Executive Order No. 202.92 , issued on January 27, 2021, further continued the suspensions and modifications of law and any directives, unless superseded, modified or otherwise expired, made by Executive Order 202 and each successor Executive Order to 202, for thirty days until February 26, 2021.	Further extended until February 26, 2021.

XI. Suspension of Creation of L&T Relationship for Transient Occupancy During COVID For Specific Housing Purposes

Provision	Comment
Per Executive Order No. 202.16 , issued on April 12, 2020, temporarily suspended or modified, for the period from the date of this Executive Order through May 12, 2020 Section 711 of the Real Property and Proceedings Law, Section 232-a of the Real Property Law, and subdivisions 8 and 9 of section 4 of the Multiple Dwelling Law, and any other law or regulation are suspended and modified to the extent that such laws would otherwise create a landlord tenant relationship between any individual assisting with the response to COVID-19 or any individual that has been displaced due to COVID-19, and any individual or entity, including but not limited to any hotel owner, hospital, not-for-profit housing provider, hospital, or any other temporary housing provider who provides temporary housing for a period of thirty days or more solely for purposes of assisting in the response to COVID-19.	
Per Executive Order No. 202.28 , issued on May 7, 2020, further extended the suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order to 202 for thirty days until June 6, 2020, except as modified therein.	Further extended until June 6, 2020.
Per Executive Order No 202.38 , issued on June 6, 2020, further extended the suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order up to and including Executive Order 202.14, as continued as contained in Executive Order 202.27 and 202.28 until July 6, 2020.	Further extended until July 6, 2020.
Per Executive Order No. 202.48 , issued on July 6, 2020, further continued the suspensions and modifications of law, and any	Further extended through August 5, 2020.

<p>directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order up to and including Executive Order 202.14, as continued and contained in Executive Order 202.27, 202.28, and 202.38, for another thirty days through August 5, 2020.</p>	
<p>Per Executive Order 202.49, issued on July 7, 2020, the suspension or modification of the following statutes and regulations are not continued, and such statutes, codes, and regulations are in full force and effect as of July 8, 2020:</p> <p>Real Property and Proceedings Law § 711, Real Property Law § 232-a, and Multiple Dwelling Law § 4(8) and (9).</p>	<p>Discontinued suspension.</p>
<p>Per Executive Order No. 202.55, issued on August 5, 2020, further continued the directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order up to and including Executive Order 202.21, and Executive Order 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, and 202.40, as continued and contained in Executive Order 202.48, 202.49, and 202.50 for another thirty days through September 4, 2020, and I hereby suspend or modify for thirty days through September 4, 2020, and I hereby suspend or modify for thirty days through September 4, 2020:</p> <p>Section 711 of the Real Property and Proceedings Law, Section 232-a of the Real Property Law, and subdivisions 8 and 9 of section 4 of the Multiple Dwelling Law, and any other law or regulation are suspended and modified to the extent that such laws would otherwise create a landlord tenant relationship between any individual assisting with the response to COVID-19 or any individual that has been displaced due to COVID-19, and any individual or entity, including but not limited to any hotel owner, hospital, not-for-profit housing provider, hospital, or any other temporary housing provider who provides temporary housing for a period of thirty days or more solely for purposes of assisting in the response to COVID-19.</p>	<p>Further extended through September 4, 2020.</p>
<p>Per Executive Order No. 202.60, issued on September 4, 2020, further continued the suspensions, modifications, and directives, not superseded by a subsequent directive, made by Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, 202.40, 202.48, 202.49, 202.50, as extended, and Executive Order 202.55 and 202.55.1 for another thirty days through October 4, 2020.</p>	<p>Further extended through October 4, 2020.</p>
<p>Per Executive Order No. 202.67, issued on October 4, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, 202.40, 202.48, 202.49, 202.50, 202.55 and 202.55.1, as extended, and Executive Order 202.60 for another thirty days through November 3, 2020.</p>	<p>Further extended through November 3, 2020.</p>
<p>Per Executive Order No. 202.72, issued on November 3, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive,</p>	<p>Further extended through December 3, 2020.</p>

contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, as continued and contained in Executive Orders 202.67 and 202.68 for another thirty days through December 3, 2020.	
Per Executive Order No. 202.79 , issued on December 2, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, 202.67, 202.68, as continued and contained in Executive Order 202.72 for another thirty days through January 1, 2021.	Further extended through January 1, 2021.
Per Executive Order No. 202.87 , issued on December 30, 2020, further continued the suspensions and modifications of any statute, local law, ordinance, order, rule, or regulation, or parts thereof, of any agency during a State disaster emergency, if compliance with such statute, local law, ordinance, order, rule, or regulation would prevent, hinder, or delay action necessary to cope with the disaster emergency or if necessary to assist or aid in coping with such disaster, or to provide any directive necessary to respond to the disaster, do hereby continue the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, 202.67, 202.68, 202.72, as continued and contained in Executive Order 202.79 for another thirty days through January 29, 2021.	Further extended through January 29, 2021.
Per Executive Order No. 202.91 , issued on January 23, 2021, further continued the suspensions and modifications of law and any directives, unless superseded, modified or otherwise expired, made by Executive Order 202 and each successor Executive Order to 202, for thirty days until February 22, 2021.	Further extended until February 22, 2021
Per Executive Order No. 202.92 , issued on January 27, 2021, further continued the suspensions and modifications of law and any directives, unless superseded, modified or otherwise expired, made by Executive Order 202 and each successor Executive Order to 202, for thirty days until February 26, 2021.	Further extended until February 26, 2021.

XII. Extension of Time to Renew Real Estate Licenses

Provision	Comment
Per Executive Order No. 202.11 , issued on March 27, 2020, extension issued to allow individuals and businesses licensed by the Department of State to extend the expiration date of their license, Articles 12-A (Real Estate Brokers and Real Estate	

Salesmen), 12-B, and 12-C of the Real Property Law are amended, as necessary, to extend the time to renew a license to the 30th day following the expiration of this Executive Order.	
Per Executive Order No. 202.14 , issued on April 7, 2020, further extended the temporary suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order to 202 for thirty days until May 7, 2020, except as modified therein.	Further extended until May 7, 2020.
Per Executive Order No. 202.28 , issued on May 7, 2020, further extended the suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order to 202 for thirty days until June 6, 2020, except as modified therein.	Further extended until June 6, 2020.
Per Executive Order No. 202.38 , issued on June 6, 2020, further extended the suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order up to and including Executive Order 202.14, as continued as contained in Executive Order 202.27 and 202.28 until July 6, 2020.	Further extended until July 6, 2020.
Per Executive Order No. 202.48 , issued on July 6, 2020, further continued the suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order up to and including Executive Order 202.14, as continued and contained in Executive Order 202.27, 202.28, and 202.38, for another thirty days through August 5, 2020.	Further extended through August 5, 2020.
Per Executive Order No. 202.55 , issued on August 5, 2020, further continued the directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order up to and including Executive Order 202.21, and Executive Order 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, and 202.40, as continued and contained in Executive Order 202.48, 202.49, and 202.50 for another thirty days through September 4, 2020, and I hereby suspend or modify for thirty days through September 4, 2020.	Further extended through September 4, 2020.
Per Executive Order No. 202.55.1 , issued on August 6, 2020, which amended Executive Order No. 202.55 , issued on August 5, 2020, further continued all suspensions and modifications, not superseded by a suspension or modification in a subsequent Executive Order for the Executive Orders listed in 202.55; and provided further, Executive Orders 202.48, 202.49, and 202.50 are continued in their entirety, through September 4, 2020.	Further extended through September 4, 2020.
Per Executive Order No. 202.60 , issued on September 4, 2020, further continued the suspensions, modifications, and directives, not superseded by a subsequent directive, made by Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, 202.40, 202.48, 202.49, 202.50, as extended, and Executive Order 202.55 and 202.55.1 for another thirty days through October 4, 2020.	Further extended through October 4, 2020.

<p>Per Executive Order No. 202.67, issued on October 4, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, 202.40, 202.48, 202.49, 202.50, 202.55 and 202.55.1, as extended, and Executive Order 202.60 for another thirty days through November 3, 2020.</p>	<p>Further extended through November 3, 2020.</p>
<p>Per Executive Order No. 202.72, issued on November 3, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, as continued and contained in Executive Orders 202.67 and 202.68 for another thirty days through December 3, 2020.</p>	<p>Further extended through December 3, 2020.</p>
<p>Per Executive Order No. 202.79, issued on December 2, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, 202.67, 202.68, as continued and contained in Executive Order 202.72 for another thirty days through January 1, 2021.</p>	<p>Further extended through January 1, 2021.</p>
<p>Per Executive Order No. 202.87, issued on December 30, 2020, further continued the suspensions and modifications of any statute, local law, ordinance, order, rule, or regulation, or parts thereof, of any agency during a State disaster emergency, if compliance with such statute, local law, ordinance, order, rule, or regulation would prevent, hinder, or delay action necessary to cope with the disaster emergency or if necessary to assist or aid in coping with such disaster, or to provide any directive necessary to respond to the disaster, do hereby continue the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, 202.67, 202.68, 202.72, as continued and contained in Executive Order 202.79 for another thirty days through January 29, 2021.</p>	<p>Further extended through January 29, 2021.</p>
<p>Per Executive Order No. 202.91, issued on January 23, 2021, further continued the suspensions and modifications of law and any directives, unless superseded, modified or otherwise expired, made by Executive Order 202 and each successor Executive Order to 202, for thirty days until February 22, 2021.</p>	<p>Further extended until February 22, 2021</p>
<p>Per Executive Order No. 202.92, issued on January 27, 2021, further continued the suspensions and modifications of law and</p>	<p>Further extended until February 26, 2021.</p>

any directives, unless superseded, modified or otherwise expired, made by Executive Order 202 and each successor Executive Order to 202, for thirty days until February 26, 2021.	
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XIII. Extension of Time to Respond to Offering Plan

Provision	Comment
Per Executive Order No. 202.11 , issued on March 27, 2020, temporarily suspend or modify, for the period from the date of this Executive Order through April 26, 2020 Section 352-e (2) of the General Business Law to the extent that it requires response to co-op/condominium offering plans in 30 days, provided, however, the timeframe for such response may be extended up to 30 days.	
Per Executive Order No. 202.14 , issued on April 7, 2020, further extended the temporary suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order to 202 for thirty days until May 7, 2020, except as modified therein.	Further extended until May 7, 2020.
Per Executive Order No. 202.28 , issued on May 7, 2020, further extended the suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order to 202 for thirty days until June 6, 2020, except as modified therein.	Further extended until June 6, 2020.
Per Executive Order No 202.38 , issued on June 6, 2020, further extended the suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order up to and including Executive Order 202.14, as continued as contained in Executive Order 202.27 and 202.28 until July 6, 2020.	Further extended until July 6, 2020.
Per Executive Order No. 202.48 , issued on July 6, 2020, further continued the suspensions and modifications of law, and any directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order up to and including Executive Order 202.14, as continued and contained in Executive Order 202.27, 202.28, and 202.38, for another thirty days through August 5, 2020.	Further extended through August 5, 2020.
Per Executive Order No. 202.55 , issued on August 5, 2020, further continued the directives, not superseded by a subsequent directive, made by Executive Order 202 and each successor Executive Order up to and including Executive Order 202.21, and Executive Order 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, and 202.40, as continued and contained in Executive Order 202.48, 202.49, and 202.50 for another thirty days through September 4, 2020: <ul style="list-style-type: none"> Sections 352-eeee(2)-(2)(a) of the General Business Law, and any order, rule, or regulation in furtherance of the requirements thereof, to the extent it requires that an offering statement or prospectus filed with the Department of Law must be declared effective within fifteen months from filing or from the date of 	

issuance of the letter of the attorney general stating that the offering statement or prospectus has been accepted for filing (the "Fifteen Month Period"), and any such Fifteen Month Period, shall be tolled and extended for a period equal to, in the aggregate, the duration of this Executive Order plus an additional period of 120 days (the "Tolling Period"). In addition, any deadlines contained within paragraphs 352-eeee(1)(f), 352-eeee(1)(g), 352-eeee(2)(c)(vi), 352-eeee(2)(c)(vii), and 352-eeee(2)(d)(ix) shall be tolled and extended for a period equal to, in the aggregate, the duration of this Executive Order plus an additional period of 120 days. Sponsor must treat all tenants in occupancy as non-purchasing tenants as defined by GBL 352-eeee(1)(e) for the duration of the Tolling Period, and must provide all such tenants in occupancy with all protections accorded to non-purchasing tenants under GBL 352-eeee for the duration of the Tolling Period. Sponsor must submit an amendment to the offering plan to the Department of Law updating the date by which sponsor must declare the offering plan effective, as necessary, within 45 days from the expiration of this Executive Order or within such other longer timeframe as may be specified by the Department of Law;

- Sections 352-eee(2)-(2)(a) of the General Business Law, and any order, rule, or regulation in furtherance of the requirements thereof, to the extent it requires that an offering statement or prospectus filed with the Department of Law must be declared effective within twelve months from filing or from the date of issuance of the letter of the attorney general stating that the offering statement or prospectus has been accepted for filing (the "Twelve Month Period"), and any such Twelve Month Period, shall be tolled and extended for a period equal to, in the aggregate, the duration of this Executive Order plus an additional period of 120 days ("the Tolling Period"). In addition, any deadlines contained within paragraphs 352-eee(1)(f), 352-eee(1)(g), 352-eee(2)(d)(vi), and 352-eee(2)(d)(ix) shall be tolled and extended for a period equal to, in the aggregate, the duration of this Executive Order plus an additional period of 120 days. Sponsor must treat all tenants in occupancy as non-purchasing tenants as defined by GBL 352-eee(1)(e) for the duration of the Tolling Period, and must provide all such tenants in occupancy with all protections accorded to non-purchasing tenants under GBL 352-eee for the duration of the Tolling Period. Sponsor must submit an amendment to the offering plan to the Department of Law updating the date by which sponsor must declare the offering plan effective, as necessary, within 45 days from the expiration of this Executive Order or within such other longer timeframe as may be specified by the Department of Law;
- 13 NYCRR § 20.3(o)(12), and any order, rule, or regulation in furtherance of the requirements thereof, to the extent it requires sponsor to offer rescission if the first closing of a unit does not occur within a period of twelve months after the projected date for such closing (corresponding to the projected first year of operation) as set forth in the offering plan, and any such twelve month period, shall be tolled and extended for a period equal to, in the aggregate, the duration of this Executive Order plus an additional period of 120 days. Sponsor must submit an amendment to the offering plan to the Department of Law updating the first year of operation and projected date of first

closing, as necessary, within 45 days from the expiration of this Executive Order or within such other longer timeframe as may be specified by the Department of Law. The Department of Law shall not deem the tolling provided under this Executive Order and Executive Order 202.18 of any such twelve month period to be a material and/or adverse event or change under terms of the offering plan or any order, rule, or regulation applicable thereto, or otherwise;

- 13 NYCRR § 22.3(k)(10), and any order, rule, or regulation in furtherance of the requirements thereof, to the extent it requires sponsor to offer rescission if the first closing of a home or lot does not occur within a period of twelve months after the projected date for such closing (corresponding to the projected first year of operation) as set forth in the offering plan, and any such twelve month period, shall be tolled and extended for a period equal to, in the aggregate, the duration of this Executive Order plus an additional period of 120 days. Sponsor must submit an amendment to the offering plan to the Department of Law updating the first year of operation and projected date of first closing, as necessary, within 45 days from the expiration of this Executive Order or within such other longer timeframe as may be specified by the Department of Law. The Department of Law shall not deem the tolling provided under this Executive Order and Executive Order 202.18 of any such twelve month period to be a material and/or adverse event or change under terms of the offering plan or any order, rule, or regulation applicable thereto, or otherwise;
- 13 NYCRR § 25.3(l)(12), and any order, rule, or regulation in furtherance of the requirements thereof, to the extent it requires sponsor to offer rescission if the units are not ready for occupancy within a period of twelve months after the projected date for such closing (corresponding to the projected first year of operation) as set forth in the offering plan, and any such twelve month period, shall be tolled and extended for a period equal to, in the aggregate, the duration of this Executive Order plus an additional period of 120 days. Sponsor must submit an amendment to the offering plan to the Department of Law updating the first year of operation and projected date of first closing, as necessary, within 45 days from the expiration of this Executive Order or within such other longer timeframe as may be specified by the Department of Law. The Department of Law shall not deem the tolling provided under this Executive Order and Executive Order 202.18 of any such twelve month period to be a material and/or adverse event or change under terms of the offering plan or any order, rule, or regulation applicable thereto, or otherwise;
- 13 NYCRR §§ 18.3(g)(1), 20.3(h)(1), 21.3(g), 22.3(g)(1), 23.3(h)(1), 24.3(j)(1), and 25.3(h)(1) and any order, rule, or regulation in furtherance of the requirements thereof, to the extent it requires sponsor to set forth a budget for the first year of operation, the requirements with respect to any such budget for the projected first year of operation shall be tolled and extended for a period equal to, in the aggregate, the duration of this Executive Order plus an additional period of 120 days. Sponsor must submit an amendment to the offering plan to the Department of Law updating the first year of operation, as necessary, within 45 days from the expiration of this Executive Order or within such other longer timeframe as may be specified by the Department of Law, and shall not be required to offer rescission

<p>unless such budget for the first year of operation increases by 25 percent or more during the pendency of this Executive Order (or rescission otherwise is required under terms of the offering plan or any order, rule, or regulation applicable thereto, or otherwise). The Department of Law shall not deem the tolling provided under this Executive Order and Executive Order 202.18 of sponsor’s requirements with respect to the budget for the first year of operation to be a material and/or adverse event or change under terms of the offering plan or any order, rule, or regulation applicable thereto, or otherwise;</p>	
<p>Per Executive Order No. 202.55.1, issued on August 6, 2020, which amended Executive Order No. 202.55, issued on August 5, 2020, further continued all suspensions and modifications, not superseded by a suspension or modification in a subsequent Executive Order for the Executive Orders listed in 202.55; and provided further, Executive Orders 202.48, 202.49, and 202.50 are continued in their entirety, through September 4, 2020.</p>	<p>Further extended until September 4, 2020, subject to any specific language in EO 202.55 above that would apply.</p>
<p>Per Executive Order No. 202.60, issued on September 4, 2020, further continued the suspensions, modifications, and directives, not superseded by a subsequent directive, made by Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, 202.40, 202.48, 202.49, 202.50, as extended, and Executive Order 202.55 and 202.55.1 for another thirty days through October 4, 2020.</p>	<p>Further extended through October 4, 2020, subject to any specific language in EO 202.55 above that would apply.</p>
<p>Per Executive Order No. 202.67, issued on October 4, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.38, 202.39, 202.40, 202.48, 202.49, 202.50, 202.55 and 202.55.1, as extended, and Executive Order 202.60 for another thirty days through November 3, 2020.</p>	<p>Further extended through November 3, 2020 (subject to any specific language in EO 202.55 above that would apply).</p>
<p>Per Executive Order No. 202.72, issued on November 3, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, as continued and contained in Executive Orders 202.67 and 202.68 for another thirty days through December 3, 2020.</p>	<p>Further extended through December 3, 2020 (subject to any specific language in EO 202.55 above that would apply).</p>
<p>Per Executive Order No. 202.79, issued on December 2, 2020, further continued the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, 202.67, 202.68, as continued and contained in Executive Order 202.72 for another thirty days through January 1, 2021.</p>	<p>Further extended through January 1, 2021 (subject to any specific language in EO 202.55 above that would apply).</p>

<p>Per Executive Order No. 202.87, issued on December 30, 2020, further continued the suspensions and modifications of any statute, local law, ordinance, order, rule, or regulation, or parts thereof, of any agency during a State disaster emergency, if compliance with such statute, local law, ordinance, order, rule, or regulation would prevent, hinder, or delay action necessary to cope with the disaster emergency or if necessary to assist or aid in coping with such disaster, or to provide any directive necessary to respond to the disaster, do hereby continue the suspensions and modifications of law, and any directives not superseded by a subsequent directive, contained in Executive Orders 202 up to and including 202.21, and 202.27, 202.28, 202.29, 202.30, 202.31, 202.38, 202.39, 202.40, 202.41, 202.42, 202.43, 202.48, 202.49, 202.50, 202.51, 202.52, 202.55, 202.55.1, 202.56, 202.60, 202.61, 202.62, 202.63, 202.67, 202.68, 202.72, as continued and contained in Executive Order 202.79 for another thirty days through January 29, 2021.</p>	<p>Further extended through January 29, 2021 (subject to any specific language in EO 202.55 above that would apply).</p>
<p>Per Executive Order No. 202.91, issued on January 23, 2021, further continued the suspensions and modifications of law and any directives, unless superseded, modified or otherwise expired, made by Executive Order 202 and each successor Executive Order to 202, for thirty days until February 22, 2021.</p>	<p>Further extended until February 22, 2021 (subject to any specific language in EO 202.55 above that would apply).</p>
<p>Per Executive Order No. 202.92, issued on January 27, 2021, further continued the suspensions and modifications of law and any directives, unless superseded, modified or otherwise expired, made by Executive Order 202 and each successor Executive Order to 202, for thirty days until February 26, 2021.</p>	<p>Further extended until February 26, 2021 (subject to any specific language in EO 202.55 above that would apply).</p>

XIV. Local Law 55 of 2020 (Guarantor Liability and Commercial Tenant Harassment)⁸

Administrative Code § 22-1005 Personal liability provisions in commercial leases.

A provision in a commercial lease or other rental agreement involving real property located within the city, or relating to such a lease or other rental agreement, that provides for one or more natural persons who are not the tenant under such agreement to become, upon the occurrence of a default or other event, wholly or partially personally liable for payment of rent, utility expenses or taxes owed by the tenant under such agreement, or fees and charges relating to routine building maintenance owed by the tenant under such agreement, shall not be enforceable against such natural persons if the conditions of paragraph 1 and 2 are satisfied:

1. The tenant satisfies the conditions of subparagraph (a), (b) or (c):

(a) The tenant was required to cease serving patrons food or beverage for on-premises consumption or to cease operation under executive order number 202.3 issued by the governor on March 16, 2020;

(b) The tenant was a non-essential retail establishment subject to in-person limitations under guidance issued by the New York state department of economic development pursuant to executive order number 202.6 issued by the governor on March 18, 2020; or

⁸ Enacted on May 26, 2020 by [Int 1932-2020](#).

(c) The tenant was required to close to members of the public under executive order number 202.7 issued by the governor on March 19, 2020.

2. The default or other event causing such natural persons to become wholly or partially personally liable for such obligation occurred between March 7, 2020 and **March 31, 2021**, inclusive.⁹

Administrative Code § 22-902 Commercial tenant harassment.

a. A landlord shall not engage in commercial tenant harassment. Except as provided in subdivision b of this section, commercial tenant harassment is any act or omission by or on behalf of a landlord that (i) would reasonably cause a commercial tenant to vacate covered property, or to surrender or waive any rights under a lease or other rental agreement or under applicable law in relation to such covered property, and (ii) includes one or more of the following:

1. using force against or making express or implied threats that force will be used against a commercial tenant or such tenant's invitee;
2. causing repeated interruptions or discontinuances of one or more essential services;
3. causing an interruption or discontinuance of an essential service for an extended period of time;
4. causing an interruption or discontinuance of an essential service where such interruption or discontinuance substantially interferes with a commercial tenant's business;
5. repeatedly commencing frivolous court proceedings against a commercial tenant;
6. removing from a covered property any personal property belonging to a commercial tenant or such tenant's invitee;
7. removing the door at the entrance to a covered property occupied by a commercial tenant; removing, plugging or otherwise rendering the lock on such entrance door inoperable; or changing the lock on such entrance door without supplying a key to the new lock to the commercial tenant occupying the covered property;
8. preventing a commercial tenant or such tenant's invitee from entering a covered property occupied by such tenant;
9. substantially interfering with a commercial tenant's business by commencing unnecessary construction or repairs on or near covered property;
10. engaging in any other repeated or enduring acts or omissions that substantially interfere with the operation of a commercial tenant's business;
11. threatening a commercial tenant based on (i) such person's actual or perceived age, race, creed, color, national origin, gender, disability, marital status, partnership status, caregiver status, uniformed service, sexual orientation, alienage or citizenship status, status as a victim of domestic violence or status as a victim of sex offenses or stalking, or (ii) the commercial tenant's status as a person or business impacted by COVID-19, or the

⁹ As extended from September 30, 2020 to March 31, 2021 by [Int. No. 2083-A](#) (extending the duration of the personal liability protections contained within local law number 55 for the year 2020 by six months).

commercial tenant's receipt of a rent concession or forbearance for any rent owed during the COVID-19 period; provided that for the purposes of this paragraph:

(a) the term "COVID-19 period" means March 7, 2020 through the later of (i) the end of the first month that commences after the expiration of the moratorium on enforcement of evictions of any tenant, residential or commercial, set forth in executive order number 202.8, as issued by the governor on March 20, 2020 and extended thereafter, (ii) the end of the first month that commences after the expiration of the moratorium on certain residential evictions set forth in section 4024 of the coronavirus aid, relief, and economic security, or CARES, act and any subsequent amendments to such section or (iii) September 30, 2020, inclusive;

(b) the term "impacted by COVID-19" means a person who has experienced one or more of the following situations:

(1) such person was diagnosed with COVID-19 or is experiencing symptoms of COVID-19 and seeking a medical diagnosis; provided that for the purposes of this subparagraph, the term "COVID-19" means the 2019 novel coronavirus or 2019-nCoV;

(2) a member of such person's household was diagnosed with COVID-19;

(3) such person was providing care for a family member or a member of such person's household who was diagnosed with COVID-19;

(4) a member of such person's household for whom such person had primary caregiving responsibility was unable to attend school or another facility that was closed as a direct result of the COVID-19 state disaster emergency and such school or facility care was required for the person to work; provided that for the purposes of this subparagraph, the term "COVID-19 state disaster emergency" means the state disaster emergency declared by the governor in executive order number 202 issued on March 7, 2020;

(5) such person was unable to reach their place of business because of a quarantine imposed as a direct result of the COVID-19 state disaster emergency or because such person was advised by a health care provider to self-quarantine due to concerns related to COVID-19;

(6) such person became primarily responsible for providing financial support for the household of such person because the previous head of the household died as a direct result of COVID-19;

(7) such person's business is closed as a direct result of the COVID-19 state disaster emergency; and

(c) a business is "impacted by COVID-19" if (i) it was subject to seating, occupancy or on-premises service limitations pursuant to an executive order issue by the governor or mayor during the COVID-19 period or (ii) its revenues during any three-month period within the COVID-19 period were less than 50 percent of its revenues for the same three-month period in 2019 or less than 50 percent of its aggregate revenues for the months of December 2019, January 2020, and February 2020 and such revenue loss was the direct result of the COVID-19 state disaster emergency. A revenue loss shall be deemed to be the direct result of the COVID-19 state disaster emergency when such disaster emergency was the proximate cause of such revenue loss;

12. requesting identifying documentation that would disclose the citizenship status of a commercial tenant, an invitee of a commercial tenant or any person seeking entry to the covered property in order to patronize such commercial tenant;

13. unreasonably refusing to cooperate with a tenant's permitted repairs or construction activities; or

14. attempting to enforce a personal liability provision that the landlord knows or reasonably should know is not enforceable pursuant to section 22-1005 of the code.

b. A landlord’s lawful termination of a tenancy, lawful refusal to renew or extend a lease or other rental agreement, or lawful reentry and repossession of the covered property shall not constitute commercial tenant harassment for purposes of this chapter.

Covered property is defined in **Administrative Code § [22-901](#)** as:

Covered property. The term “covered property” means any building or portion of a building (i) that is lawfully used for buying, selling or otherwise providing goods or services, or for other lawful business, commercial, professional services or manufacturing activities, and (ii) for which a certificate of occupancy authorizing residential use of such building or such portion of a building has not been issued.

BELKIN BURDEN GOLDMAN LLP