

1 **SEC. 4024. TEMPORARY MORATORIUM ON EVICTION FIL-**
2 **INGS.**

3 (a) *DEFINITIONS.—In this section:*

4 (1) *COVERED DWELLING.—The term “covered*
5 *dwelling” means a dwelling that—*

6 (A) *is occupied by a tenant—*

7 (i) *pursuant to a residential lease; or*

8 (ii) *without a lease or with a lease ter-*
9 *minable under State law; and*

10 (B) *is on or in a covered property.*

11 (2) *COVERED PROPERTY.—The term “covered*
12 *property” means any property that—*

13 (A) *participates in—*

14 (i) *a covered housing program (as de-*
15 *defined in section 41411(a) of the Violence*
16 *Against Women Act of 1994 (34 U.S.C.*
17 *12491(a)); or*

18 (ii) *the rural housing voucher program*
19 *under section 542 of the Housing Act of*
20 *1949 (42 U.S.C. 1490r); or*

21 (B) *has a—*

22 (i) *Federally backed mortgage loan; or*

23 (ii) *Federally backed multifamily*
24 *mortgage loan.*

25 (3) *DWELLING.—The term “dwelling”—*

1 (A) has the meaning given the term in sec-
2 tion 802 of the Fair Housing Act (42 U.S.C.
3 3602); and

4 (B) includes houses and dwellings described
5 in section 803(b) of such Act (42 U.S.C.
6 3603(b)).

7 (4) *FEDERALLY BACKED MORTGAGE LOAN*.—The
8 term “Federally backed mortgage loan” includes any
9 loan (other than temporary financing such as a con-
10 struction loan) that—

11 (A) is secured by a first or subordinate lien
12 on residential real property (including indi-
13 vidual units of condominiums and cooperatives)
14 designed principally for the occupancy of from 1
15 to 4 families, including any such secured loan,
16 the proceeds of which are used to prepay or pay
17 off an existing loan secured by the same prop-
18 erty; and

19 (B) is made in whole or in part, or insured,
20 guaranteed, supplemented, or assisted in any
21 way, by any officer or agency of the Federal
22 Government or under or in connection with a
23 housing or urban development program adminis-
24 tered by the Secretary of Housing and Urban
25 Development or a housing or related program

1 *administered by any other such officer or agency,*
2 *or is purchased or securitized by the Federal*
3 *Home Loan Mortgage Corporation or the Federal*
4 *National Mortgage Association.*

5 (5) *FEDERALLY BACKED MULTIFAMILY MORT-*
6 *GAGE LOAN.—The term “Federally backed multi-*
7 *family mortgage loan” includes any loan (other than*
8 *temporary financing such as a construction loan)*
9 *that—*

10 (A) *is secured by a first or subordinate lien*
11 *on residential multifamily real property de-*
12 *signed principally for the occupancy of 5 or*
13 *more families, including any such secured loan,*
14 *the proceeds of which are used to prepay or pay*
15 *off an existing loan secured by the same prop-*
16 *erty; and*

17 (B) *is made in whole or in part, or insured,*
18 *guaranteed, supplemented, or assisted in any*
19 *way, by any officer or agency of the Federal*
20 *Government or under or in connection with a*
21 *housing or urban development program adminis-*
22 *tered by the Secretary of Housing and Urban*
23 *Development or a housing or related program*
24 *administered by any other such officer or agency,*
25 *or is purchased or securitized by the Federal*

1 *Home Loan Mortgage Corporation or the Federal*
2 *National Mortgage Association.*

3 (b) *MORATORIUM.*—*During the 120-day period begin-*
4 *ning on the date of enactment of this Act, the lessor of a*
5 *covered dwelling may not—*

6 (1) *make, or cause to be made, any filing with*
7 *the court of jurisdiction to initiate a legal action to*
8 *recover possession of the covered dwelling from the*
9 *tenant for nonpayment of rent or other fees or*
10 *charges; or*

11 (2) *charge fees, penalties, or other charges to the*
12 *tenant related to such nonpayment of rent.*

13 (c) *NOTICE.*—*The lessor of a covered dwelling unit—*

14 (1) *may not require the tenant to vacate the cov-*
15 *ered dwelling unit before the date that is 30 days*
16 *after the date on which the lessor provides the tenant*
17 *with a notice to vacate; and*

18 (2) *may not issue a notice to vacate under para-*
19 *graph (1) until after the expiration of the period de-*
20 *scribed in subsection (b).*

21 **SEC. 4025. PROTECTION OF COLLECTIVE BARGAINING**
22 **AGREEMENT.**

23 (a) *IN GENERAL.*—*Neither the Secretary, nor any*
24 *other actor, department, or agency of the Federal Govern-*
25 *ment, shall condition the issuance of a loan or loan guar-*