EVICTIONS AND THE CARES ACT

The Earl Carl Institute for Legal & Social Policy is a research and writing and advocacy think tank of the Thurgood Marshall School of Law on the campus of Texas Southern University. Our mission is to empower underserved and disenfranchised communities by addressing systemic social issues through legal representation, research, education and advocacy.

“Coronavirus cases are two to three times more prevalent in some of Houston’s poorest ZIP codes compared with Harris County overall, clustering in several predominantly black neighborhoods.”

Here is what we want to make sure you know:

**What does the CARES act do about evictions?**
The CARES Act prohibits landlords of certain residential properties from filing eviction proceedings or charging fees or penalties against a tenant for the nonpayment of rent for a 120-day period starting from March 27, 2020 to July 24, 2020. After the moratorium expires tenants cannot be required to vacate the property for at least 30 days after.

**What properties does the CARES Act protect?**
The CARES Act eviction protections only apply to properties that participate in federal assistance programs or have a federally backed mortgage loan.

**How do I know if my property is covered?**
It may be difficult to know if the property you live in falls into one of these categories so you may visit this website and put your address in to determine if it is covered.