

July 21, 2020

Dear Speaker DeLeo and President Spilka,

I write regarding Chapter 65 of the Acts of 2020, *An Act Providing for a Moratorium on Evictions and Foreclosures During the COVID-19 Emergency* (the “Act”), which establishes a moratorium on evictions and foreclosures.

Section 6 of the Act provides that the limitations on eviction proceedings (as set forth in sections 3 and 4 of the Act) are to expire 120 days after the effective date of the Act, which is August 18. Section 7 of the Acts similarly provides that the restrictions on foreclosures (set forth in subsection (a) of section 5) are to expire on that same date. However, in both cases, the Act provides that “the governor may postpone such expiration in increments of not more than 90 days” as long as the extended expiration date is no later than 45 days after the COVID-19 emergency declaration has been lifted.

I am writing to notify you of my decision to extend sections 3 and 4 and subsection (a) of section 5 for an additional sixty (60) days. These sections of the Act will now expire at 11:59 pm on October 17, 2020.

The Act’s limitations on evictions and foreclosures have allowed many tenants and homeowners impacted by COVID-19 to remain in their homes during the state of emergency. I am confident that this action, coupled with federal assistance, helped to slow the spread of COVID-19 while minimizing the impact to date on vulnerable families and on our housing market. The extension I am declaring today will provide residents of the Commonwealth with continued housing security as businesses cautiously re-open, more people return to work, and we collectively move toward a “new normal.”

I am aware that the extension I am declaring today will impact many small landlords who rely on rental income to pay their own expenses. I strongly encourage tenants to continue to pay rent, and homeowners to make their mortgage payments, to the extent they are able while the moratoria remain in place. The Baker-Polito Administration already has made available \$20 million in emergency rental and mortgage assistance to help lower-income tenants and homeowners make their housing payments. Between now and October 17, my administration will assess whether additional federal and state resources should be made available for this purpose. We also will be working closely with our colleagues in the judicial branch to ensure that when evictions proceedings resume there are programs in place to help tenants pay their rent and avoid eviction.

I appreciate your continued collaboration as we move through the phases of re-opening and continue making progress in our fight against this deadly and persistent virus.

Very truly yours,

Charlie Baker