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NATIONAL ASSOCIATION OF REALTORS®
CDC Order

- September 4 – December 31
- All rental units
  - Except those more protective
  - Not American Samoa
- Virtually ALL RENTERS
  - Must sign declaration
Resident Declaration

- Make less than $99k/$198k
- Used best efforts to obtain rental assistance or housing assistance
- Unable to pay due to loss of income, wages, or medical bills
  - *DOES NOT HAVE TO BE COVID-related*
- If evicted, would more into a homeless shelter or crowded housing
Landlord may:

• Charge late fees, penalties, and interest; per the terms of the lease

• Evict for non-payment of rent:
  1. engaging in criminal activity while on the premises;
  2. threatening the health or safety of other residents;
  3. damaging or posing an immediate and significant risk of damage to property;
  4. violating any applicable building code, health ordinance, or similar regulation relating to health and safety; or
  5. violating any other contractual obligation, other than the timely payment or rent.
Why do REALTORS Care?

• 25-35% of REALTORS® own/manage rental properties
• 46% of all rental units are owned by “mom and pops” and another 37% are owned by LLCs – NOT Big corporations
• Impact on the housing market – imagine the eviction crisis that will hit in January 2021
Penalties

- **Individuals** subject to a fine of no more than $100,000 and/or up to one year in jail:
- Or no more than $250,000 and/or one year in jail if the violation results in a death from COVID-19
- **Organizations** subject to a fine of no more than $200,000, or $500,000 if resulting in death.
What’s the Solution?

RENTAL ASSISTANCE

• **HEROES Act** (passed by the House) provide $100 billion to those making less than 80% of AMI – far fewer than CDC order

• **CARES Act** – some states using for rental assistance, but still targeted
What is NAR doing about it??
Advocating for rental assistance since March 19

• 17 NAR and Coalition letters
• Countless lobbying contacts
• Ads in Hill Publications
• FPC Call for Action
• White House Meeting
What Else?

• Continue working with Coalition Partners
• Possible Legal Action?
THANK YOU.

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