

# COVID-19 And Economic Recovery Emergency Renter and Homeowner Protection Act

Rep. Ramirez/Sen. Peters

The COVID-19 and Economic Recovery Emergency Renter and Homeowner Protection Act, which will sunset at the end of the economic crisis, is created to provide temporary relief and protections to renters, homeowners, and persons in need of housing during and in the aftermath of the pandemic. Due to this public health emergency many Illinoisans have suffered a sudden and unexpected loss of income, which has left individuals, families, and small businesses vulnerable to evictions and foreclosures. When the Governor's state of emergency declaration expires, unpaid rental debt, late fees, and court costs that have accrued during this time against residential and small business commercial tenants will be due. In this time of crisis and uncertainty no one should fear losing their home.

## Key Statistics

- Unemployment claims in Illinois are exceeding levels from the 2008 Great Recession
- Long-term economic impacts are anticipated, with forecasts of 30% unemployment rate in the second quarter of 2020
- 31% of adults in a nationally representative sample report that they are worried they cannot pay rent, a mortgage, or utilities

**To ease the economic and public health burdens Illinoisans face due to COVID-19 the Act provides:**

### ***Financial Relief for Residential Renters, Homeowners, and Small Landlords***

- Residential rent payments are cancelled during the moratorium period (*180 days after enactment*) for those experiencing hardships
- Establishes a fund to recoup cancelled residential rent and delinquent mortgage payments and for tenants to secure funds to move

### ***Homeowner Protections***

- 180-day moratorium on foreclosure proceedings and condominium evictions
- Deadlines related to foreclosure proceedings are stayed for the duration of the moratorium period
- Ensures mortgage servicers offer flexible forbearance programs to homeowners not already protected by the CARES Act
- Ensures no one will face penalties or lose their home if they cannot pay property taxes or assessments

### ***Renter Protections***

- 180-day moratorium on eviction proceedings for residential and small business renters
- Any rent accrued during the moratorium would not be a basis for an eviction case
- After the moratorium, the landlord must satisfy pre-filing requirements, including offering a reasonable repayment plan, before beginning an eviction action to ensure eviction is the last resort
- Provides a tenant with affirmative defenses related to COVID-19 hardships
- Prohibits landlords from charging late fees, evicting tenants without cause, engaging in illegal lock-outs, or retaliation

### ***Protections Against Discrimination***

- Adds protected classes to the Illinois Human Rights Act, including individuals with, perceived to have, or at a greater risk of contracting COVID-19
- Requires landlords and lenders to accept rent or mortgage payments made on behalf of a tenant or borrower who receives a third-party source of funds (*i.e. government or private relief funds*)
- Ensures returning citizens have a fair chance at housing and can safely shelter in place

### **Organizational Supporters**

Access Living	Latino Policy Forum
Bickerdike Redevelopment Corporation	Lawyers' Committee for Better Housing
Center for Changing Lives	Lift the Ban Coalition
Chicago 400	Neighbors for Affordable Housing
Chicago Alliance Against Sexual Exploitation	Northwest Side Housing Center
Chicago Anti Eviction Campaign	Northside Action for Justice
Chicago Teachers Union	Puerto Rican Agenda Housing Committee
Chicago Urban League	Right to Recovery Coalition
Community Renewal Society	Supportive Housing Providers Association
Connections for the Homeless	Shriver Center on Poverty Law
Housing Action Illinois	United Neighbors of the 35th Ward
Jane Addams Senior Caucus	United Working Families
Jewish Council on Urban Affairs	Working Family Solidarity