

# Renter Protections Under the CARES Act

Information from Texas RioGrande Legal Aid (TRLA)  
Infographic by Texas Homeless Network (THN)



## 1 CARES Act Renter Protections

The CARES Act offers renters who live at a covered property protections for a temporary period of 120 days. At covered properties, landlords are temporarily prohibited from filing evictions for non-payment of rent, or charging late fees or penalties for late payment of rent, for 120 days from March 27 until July 25, 2020. During this period, landlords cannot issue notices to vacate for nonpayment.

Regardless of if a tenant lives in a covered property, tenants should pay their rent in full and on time, if they can. If a tenant can not pay their rent, the tenant should talk with their landlord. The CARES Act does not forgive obligations for a tenant to pay their rent. Tenants can still be evicted for not paying their rent, just not right away.

## 2 Paying Rent

## 3 Covered Properties

Tenants should check their lease documents which will state if your property participates in one of the housing programs listed as a covered property. Covered Properties include:

- Federal housing rental programs covered by VAWA (34 U.S.C. § 12491(a))
- HUD Programs: Public housing, Section 8 Housing Choice Voucher program, Section 8 project-based housing, Section 202 housing for the elderly, Section 811 housing for people with disabilities, Section 236 multifamily rental housing, Section 221(d)(3) Below Market Interest Rate (BMIR) housing, HOME, Housing Opportunities for Persons with AIDS, McKinney-Vento Act homelessness programs.
- Department of Agriculture Programs: Section 515 Rural Rental Housing, Sections 514 and 516 Farm Labor Housing, Section 533 Housing Preservation Grants, Section 538 multifamily rental housing.
- Department of Treasury Programs: Low-Income Housing Tax Credit (LIHTC)
- The Rural Housing Voucher Program
- Properties with federally backed mortgage loans

Landlords can not file evictions for tenants in a covered payment for nonpayment of rent or nonpayment of other fees or charges for 120 days after the effective date of the Act: between March 27, 2020, and July 25, 2020. Landlords can still issue a notice to vacate for a reason not related to nonpayment.

## 4 Evictions

## 5 Act Expiration

After July 25, 2020, landlords can issue notices to vacate. But they must give at least 30 days' notice that you have to leave. That means that for a covered property, the soonest your landlord could give you the notice to vacate for nonpayment would be July 26, 2020, and the soonest the notice would tell you that you have to leave is August 25, 2020.

Tenants should talk to their landlord. Tell them that you believe you are covered by CARES Act protections. Seek legal help through Texas RioGrande Legal Aid (TRLA) if necessary. TRLA can be reached at: 956-447-4800.

## 6 Landlord Violations

**TRLA**

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