

HOMES FOR ALL
MASSACHUSETTS
HOGARES PARA TODXS



www.HomesForAllMass.org
Fb, Tw, Ig: @HomesForAllMass
617-819-0188
info@HomesForAllMass.org

Homes for All Massachusetts statement on passage of new eviction protections (H.5181)

On New Year's Eve, Governor Baker signed into law H.5181, *An Act Providing for Eviction Protections during the COVID-19 Pandemic Emergency*. The [Homes For All Massachusetts Coalition](#) would like to thank our allied organizations, unions and supporters for the calls, emails, protests, testimonies, and advocacy that made this possible. We would also like to thank those in the Legislature who fought to protect tenants facing eviction during the pandemic.

These protections will make a real difference in many cases, but further action is urgently needed: the new law does not do nearly enough to protect tenants from eviction and does nothing at all to protect homeowners from foreclosure. With the numbers of evictions and foreclosures rising dramatically, we look forward to working with our allies and with the Legislature for additional measures to protect tenants and homeowners from displacement during the State of Emergency and recovery period.

Summary of An Act Providing for Eviction Protections during the COVID-19 Pandemic Emergency:

1. Temporarily pauses court eviction cases for tenants who have applied for rental assistance and are waiting for a decision on their application.
2. Requires landlords to include additional information about tenant rights and rental assistance in "Notices to Quit." (Notices to Quit – also known as notices to vacate – are the first step in the formal eviction process.)
3. Requires landlords submit a copy of each Notice to Quit to the state government.
4. Requires the state's Department of Housing (DHCD) to report monthly on the Governor's so-called "Eviction Diversion Initiative" and the number of Notices to Quit that landlords have issued.
5. Requires the state court system to submit a monthly report on key statistics related to evictions and the "Eviction Diversion Initiative," including number of eviction cases filed, number of executions granted (allowing physical removal of a tenant from their home), number of landlords and tenants receiving legal help court diversion and support resources, etc.
6. Creates a COVID-19 Eviction Diversion Task Force to make recommendations on that initiative and on new initiatives to supplement existing programs.