



EXECUTIVE ORDER 2020-49

JULY 16, 2020

WHAT YOU NEED TO KNOW

The public health and economic impacts of COVID-19 have been widespread in every state, including Arizona. Governor Ducey is committed to providing support and relief to Arizonans during this time, including for renters who have lost their income or contracted the virus. Executive Order 2020-49 is intended to help, while also making sure renters have a pathway to stay on track and have security.

Overview:

- **Executive Order 2020-14** (issued on March 24, 2020), that postponed the enforcement of eviction action orders (writs of restitution) for tenants experiencing certain financial and medical hardships due to COVID-19, is **extended through October 31, 2020**.
- Beginning on **August 22, 2020**, a tenant must do the following things to delay eviction:
 - 1) (Re)notify their landlord or property owner in writing with supporting documentation of their ongoing financial hardship as result of COVID-19 and request for a payment plan to be put in place; and
 - 2) Provide their landlord or property owner a copy, with any available supporting documentation, of their completed pending application for rental assistance through a state, city, county or nonprofit program.
 - Find a list of available rental assistance programs [HERE](#).
 - They must also provide this information to the constable, law enforcement officer or court, if requested.
- This order will give them extra time to secure funds to pay their rent.

Guidance for Tenants:

- The State of Arizona wants to make sure you have the support you need to stay in your home and get on a payment plan that works for you.
- If you are a tenant and you are struggling to pay rent due to COVID-19 circumstances here are steps you need to take as soon as possible:
 1. Open up a dialogue with your landlord. Let them know what your circumstances are and request to be put on a payment plan.
 2. Gather documentation that is proof of your current hardship due to COVID-19. Examples include: employer letter of separation, documentation that the resident has filed for unemployment, medical order from a doctor, medical records or medical history, or other verifiable forms of documentation.
 3. Provide these documents to your landlord or property owner immediately.
 4. Apply for assistance either through a [rental assistance program](#), or through unemployment insurance if you are [experiencing unemployment](#).
- Talk to your landlord or property manager as soon as possible. Opening up a dialogue with your landlord is the most important step you can take.
- If your landlord or property manager is unresponsive or unwilling to work together, make sure you have your documents gathered and ready to present to the constable and/or courts if an eviction action order (writ of restitution) is issued.

Expectations for Landlords:

- If you are a landlord or property owner, and you are struggling to pay your bills due to late payments from your tenants, here are steps you need to take:
 1. Open up a dialogue with your tenant. Communicate that you want to work with them, and establish a payment plan. Waive any late fees.
 2. Share with your tenants the resources that are available to them, if they are struggling to pay rent. The state has developed a resource guide for [rental assistance programs](#). If they are experiencing unemployment, the Department of Economic Security has developed a guide for navigating [resources available](#).
 3. Work with tenants who are financially struggling due to COVID-19 by offering payment plans.
 4. If your tenant is not immediately responsive, keep trying. Keep a record of your attempts to communicate with your tenant.
- We expect all landlords and property owners to work with their tenants to establish fair and reasonable payment plans, and to share the resources available to tenants.
- Lastly, we understand that some property owners are struggling to pay their mortgages as well, which is why we are also allocating \$5M to a Foreclosure Prevention Program to be launched next week. More information to come.

Websites for additional public health guidance:

www.cdc.gov · www.azhealth.gov · www.dol.gov