



December 29, 2020

Greetings --

Yesterday the Assembly passed the Emergency Eviction and Foreclosure Prevention Act ([A.11181](#)). Due to the COVID-19 pandemic, countless New Yorkers are facing eviction because the virus has closed businesses, schools and triggered mass-unemployment. With the passage of this bill, the State Legislature took bold action to stop evictions and foreclosures. In the months ahead, the Legislature must continue to act boldly to save our small businesses, transit, schools, and other vital services.

The Emergency Eviction and Foreclosure Prevention Act (A.11181):

- Puts a temporary two month stay on evictions and foreclosures until May 1, 2021, and a halt to all eviction court proceedings.
- Provides protection from negative credit decisions to homeowners who receive a stay on a mortgage foreclosure, tax foreclosure or tax lien sale or if they are in arrears and file a hardship declaration; nobody's future should be further harmed by credit impacts from a situation that was out of their control.
- Provides automatic renewal of Senior Citizens Homeowner & Persons with Disabilities and Limited Income Homeowner exemptions, which cuts red tape for some of our most vulnerable citizens.
- Commits to ensuring that Federal aid for rental assistance in the latest stimulus bill must be used to ease the rental burden on tenants who are in arrears and small landlords who rent apartments to put food on their tables.

NEWS FROM ASSEMBLYMEMBER ROBERT CARROLL

EMERGENCY EVICTION & FORECLOSURE PREVENTION ACT

HELPING PEOPLE STAY IN THEIR HOMES

EVICTON & FORECLOSURE PREVENTION

Provides a temporary two-month stay on evictions and foreclosures, which can be extended to May 1, 2021 for renters or homeowners who attest to a financial hardship.

PROTECTS CREDIT RATINGS

Prohibits negative credit reporting against individuals who have been granted a stay of mortgage foreclosure proceedings.

Contact Robert Carroll's Office for additional information
Call 718-788-7221 or
email CarrollR@nyassembly.gov

EXTENSION OF TAX EXEMPTIONS

Requires automatic renewal of Senior Citizens Homeowner & Persons with Disabilities and Limited Income Homeowner exemptions to protect our more vulnerable citizens.

A COMMITMENT TO MOM & POP LANDLORDS

Small landlords who rely on rental income to survive can't be forgotten. We will fight to ensure federal funding is used to help small mom and pop landlords who rent apartments to put food on their tables.



Listen to [my remarks](#) on the (virtual) floor of the Assembly yesterday urging the passage of this bill and for further bold action in the months to come.



The Emergency Eviction and Foreclosure Prevention Act of 2020, while critical, is just one piece of what the Legislature needs to do to get through the pandemic. In

addition to the assistance New York needs from the federal government, there is more we can do at the state level to provide relief for those struggling.

At the beginning of next year's legislative session, the Assembly and Senate must raise significant revenue through taxes on wealthy New Yorkers to ward off devastating cuts to schools, local services and vital health care programs. I will share more information on those proposals as the session restarts in 2021.

I hope you're having a restful holiday season and wish you a Happy New Year.

Bobby

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