

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT
IN AND FOR PALM BEACH COUNTY, FLORIDA

ADMINISTRATIVE ORDER NO.: 12.512 -10/2020*

IN RE: INFORMATION SHEET FOR RESIDENTIAL EVICTION CASES DURING THE
PANDEMIC

_____:

In response to the pandemic caused by the spread of COVID-19, the federal government has implemented several restrictions on residential evictions. Section 4024 of the federal Coronavirus Aid, Relief, and Economic Security Act (“CARES Act”), Public Law No. 116-136, temporarily prohibited landlords from initiating a legal action to evict a tenant from a residential dwelling covered under the CARES Act for nonpayment of rent. Such filings were prohibited from March 27, 2020 through July 25, 2020. Further, the CARES Act prohibits landlords from requiring tenants occupying a residential dwelling covered under the CARES Act to vacate the premises without first providing 30 days’ notice. The CARES Act prevented landlords from providing such notice until after July 25, 2020.

Additionally, the Centers for Disease Control (CDC) ordered a temporary halt to residential evictions of covered persons and the Department of Housing and Urban Development (HUD), the Department of Veterans Affairs (VA), the Federal Housing Finance Agency (FHFA), and the U.S. Department of Agriculture (USDA) have each issued guidance suspending evictions from properties secured by certain federally backed loans through December 31, 2020.

Ensuring compliance with the CARES Act **and/or CDC, HUD, VA, FHFA, and USDA** restrictions on residential evictions requires litigants to provide information about the nature of the subject premises to the Court.

NOW THEREFORE, pursuant to the authority conferred by Florida Rule of Judicial Administration 2.215 it is **ORDERED** as follows:

1. In order to provide the Court with adequate information regarding the applicability of the CARES Act **and/or, CDC, HUD, VA FHFA, and USDA** eviction restrictions, any party who, on or after March 27, 2020, files a complaint to evict a residential tenant for failure to pay rent may complete, file, and serve the attached Landlord Information Sheet.

2. In the event a party who filed its complaint to evict a residential tenant for failure to pay rent on or after March 27, 2020 moves for final judgment or default final judgment without first filing a completed Landlord Information Sheet, the presiding judge, in his or her discretion, may order the party to submit the completed Landlord Information Sheet before ruling on the motion.
3. The Clerk shall make the Landlord Information Sheet available to parties on its website and in its eviction packets.
4. This Administrative Order **remains in effect until further order of the Court.**

DONE AND ORDERED in Chambers, at West Palm Beach, Palm Beach County, Florida this __2nd__ day of October, 2020.



Krista Marx, Chief Judge

*Amends and supersedes the version of AO 12.512-05/2020

IN THE COUNTY COURT OF THE FIFTEENTH JUDICIAL CIRCUIT
IN AND FOR PALM BEACH COUNTY, FLORIDA

CASE NUMBER _____
DIVISION _____

PLAINTIFF

v.

DEFENDANT

LANDLORD INFORMATION SHEET

I _____ (your name), state the following:

- 1) I am the Plaintiff in the above titled action.
- 2) I have filed an action to evict a tenant from real property located at _____ (street address of the property including, if applicable, unit number)
- 3) The real property listed above participates in the following programs (mark all that apply)
 - Public housing (42 U.S.C. § 1437d)
 - Section 8 Housing Choice Voucher program (42 U.S.C. § 1437f)
 - Section 8 project-based housing (42 U.S.C. § 1437f)
 - Section 202 supportive housing for the elderly (12 U.S.C. § 1701q)
 - Section 811 supportive housing for people with disabilities (42 U.S.C. § 8013)
 - Section 236 multifamily rental housing (12 U.S.C. § 1715z-1)
 - Section 221(d)(3) Below Market Interest Rate (BMIR) housing (12 U.S.C. § 1715l(d))
 - HOME Investment Partnerships (42 U.S.C. § 12741 et seq.)

- Housing Opportunities for Persons with AIDS (HOWPA) (42 U.S.C. § 12901 et seq.)
- McKinney-Vento Act homelessness programs (42 U.S.C. § 11360 et seq.)
- Section 515 rural rental housing (42 U.S.C. § 1485)
- Sections 514 and 516 farm labor housing (42 U.S.C. §§ 1484, 1486)
- Section 533 housing preservation grants (42 U.S.C. § 1490m)
- Section 538 multifamily rental housing (42 U.S.C. § 1490p-2)
- Low Income Housing Tax Credit (LIHTC) (26 U.S.C. § 42)
- Rural housing voucher program under section 542 of the Housing Act of 1949 (42 USC § 1490r)
- None of the above

4) The real property listed above has a federally backed mortgage loan or federally backed multifamily mortgage loan, which includes, but is not limited to, any loan made, insured, guaranteed, supplemented in any way by:

- The Federal Housing Administration (FHA)
- The Department of housing and Urban Development (HUD)
- Department of Veteran Affairs (VA)
- Department of Agriculture/Rural Housing Services (RHS)
- Fannie Mae or Freddie Mac

Yes No

5) The tenant in this case has provided me with a Declaration Form pursuant to the CDC's Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19.

Yes No

VERIFICATION

Under penalties of perjury, I declare that I have read the foregoing Landlord Information Sheet and that the facts stated in it are true.

Signature

CERTIFICATE OF SERVICE

I CERTIFY that I _____ mailed, _____ faxed and mailed, or _____ hand delivered a copy of this
Landlord Information Sheet to the Defendant at
_____ (insert address at which Tenant was served and fax
number if sent by fax).

_____ (Signature)

_____ (Name)

_____ (Street Address)

_____ (City, State, Zip Code)

_____ (Phone Number)