

State of Connecticut Ban on Evictions Fact Sheet

Governor Lamont extended Connecticut's temporary ban on evictions through May 20, 2021. This means that your **landlord cannot start a new eviction** case against you **until May 21, 2021**, *with some important exceptions* – see below for details.

Exceptions to the state's temporary ban on new eviction cases:

You will **not be protected** by the Connecticut ban on new eviction cases if –

1. You owe 6 or more months' worth of rent that was due on or after March 1, 2020;
2. You owe any rent that was due on or before February 29, 2020;
3. You have done something that is a *Serious Nuisance*, such as physically harming another tenant or the landlord, or
4. Your lease has ended *and* your landlord wants to use the property as their main home.

Tenants still need to pay rent. If you cannot pay full rent, to be protected by the state ban on evictions, you must keep the total amount of rent you owe below 6 months of rent. Be sure to keep a record of any payments you make. If you pay in cash, be sure to ask the landlord for a receipt.

If you paid a security deposit amount of more than one month's rent, you may **apply the portion that is more than one month's rent to any rent** due from March 1, 2020 through May 20, 2021. You must make this request to your landlord in writing and should keep a copy of that request.

Your landlord is not allowed to lock you out, remove your belongings, or cut off utilities, even if you owe rent. **Only a state marshal with an order from the court may physically remove you from your home.**

If your landlord already filed an eviction case against you in court:

- The state's ban on new eviction cases does not apply to cases that are already in court.
- **Do not ignore any eviction papers or hearing notices you get from the court** – you should follow the instructions for responding or attending a hearing.
- If you are being evicted and are not covered by the state's eviction ban, you may be protected by the national CDC ban on evictions. See other side for details.

For legal assistance and more information contact:

- [Statewide Legal Services](#) at (800) 453-3320
- www.ctlawhelp.org and www.ctfairhousing.org/covid-19-faqs/



National Ban on Evictions Fact Sheet

The Centers for Disease Control and Prevention (CDC) has placed a nationwide ban on evictions from September 4, 2020 through June 30, 2021.

BUT this protection is NOT automatic. It only applies to tenants who cannot pay full rent or other housing payment because they have **lost income or have very expensive medical bills.**

To receive this protection, every adult in your household (18 or older) MUST:

1. **Read [the CDC Declaration](#).** Review all the information and make sure that all of it is true about your situation. If anything is not true, you should not sign the Declaration. You could face criminal charges or fines if you provide inaccurate information.
2. **Sign the Declaration,** if all the information in the Declaration is true.
3. **Give the Declaration to your landlord.** Try to send it by email and/or certified mail, so you have proof you sent it.
4. **Keep a copy of the signed Declaration,** all other communications with your landlord and any proof you have that you meet the requirements below.

Note: If your **landlord already filed an eviction case** against you in court, **you may still use the Declaration,** if you meet the requirements. After you give the Declaration to your landlord, send a copy of the declaration to the Court too.

Eligibility Requirements Checklist

You must meet ALL the requirements below to use the Declaration:

- You cannot pay your full rent or other housing payments because **your household lost income or has very expensive out-of-pocket medical bills;**
- You will likely become homeless or forced to live in someone else's home in crowded conditions if you are evicted;
- Your total income for 2020-21 will be less than \$99,000/year (or \$198,000/year for 2 adults) OR you qualified for a stimulus check OR you did not have to pay income tax in 2020;
- You promise to pay as much of your rent as possible on time; and
- You have made your best effort to apply for government rental and housing assistance (**To learn what rent and housing assistance is available and how to apply, call 211**).

You can also use the CDC Declaration generator at www.covid19evictionforms.com to (1) **sign the Declaration form electronically,** and (2) either email it to yourself and to your landlord or download and print it out.

