

## **NOTICE TO LANDLORDS**

**Federal Law currently prohibits the filing of Dispossession Actions based on non-payment of rent for certain residential dwellings (Covered Properties) until July 27, 2020.**

**(For Non-Covered Properties)** If a Lessor wishes to file a Dispossession action for a property that is not covered under the CARES ACT, they must file a separate affidavit along with the Dispossession affidavit that states (under penalty of perjury) that the property involved is not a covered property under the CARES ACT.

The CARES Act affidavit forms are now available on the Magistrate Court's website.

<https://www.houstoncountyga.org/skins/userfiles/files/CARES%20Act%20Affidavit%203.pdf>

**For the definition of what properties are covered under the CARES Act, Landlords/Lessors should review the CARES ACT, Section (a), or seek legal advice from an attorney. The Magistrate Court staff cannot give legal advice as to whether a particular property is covered under the act.**

[https://www.houstoncountyga.org/skins/userfiles/files/CARES%20ACT%20\(Text%20of%20Statute\).pdf](https://www.houstoncountyga.org/skins/userfiles/files/CARES%20ACT%20(Text%20of%20Statute).pdf)