STATE OF CONNECTICUT

BY HIS EXCELLENCY

NED LAMONT

EXECUTIVE ORDER NO. 7DDD

PROTECTION OF PUBLIC HEALTH AND SAFETY DURING COVID-19 PANDEMIC AND RESPONSE – EXTENSION OF EVICTION MORATORIUM AND ADMINISTRATIVE DEADLINES

WHEREAS, on March 10, 2020, I issued a declaration of public health and civil preparedness emergencies, proclaiming a state of emergency throughout the State of Connecticut as a result of the coronavirus disease 2019 (COVID-19) outbreak in the United States and Connecticut; and

WHEREAS, pursuant to such declaration, I have issued fifty-six (56) executive orders to suspend or modify statutes and to take other actions necessary to protect public health and safety and to mitigate the effects of the COVID-19 pandemic; and

WHEREAS, COVID-19 is a respiratory disease that spreads easily from person to person and may result in serious illness or death; and

WHEREAS, the World Health Organization has declared the COVID-19 outbreak a pandemic; and

WHEREAS, to reduce the spread of COVID-19, the United States Centers for Disease Control and Prevention (CDC) and the Connecticut Department of Public Health (DPH) recommend implementation of community mitigation strategies to slow transmission of COVID-19, including cancellation of gatherings of ten people or more and social distancing in smaller gatherings; and

WHEREAS, the risk of severe illness and death from COVID-19 is higher for individuals who are 60 or older and for those who have chronic health conditions; and

WHEREAS, public health experts have determined that it is possible to transmit COVID-19 even before a person shows symptoms and through aerosol transmission; and

WHEREAS, public health experts have indicated that persons infected with COVID-19 may not show symptoms, and transmission or "shedding" of the coronavirus that causes COVID-19 may be most virulent before a person shows any symptoms; and

WHEREAS, the CDC has recommended that people with mild symptoms consistent with COVID-19 be assumed to be infected with the disease; and

WHEREAS, upon a proclamation that a public health or civil preparedness emergency exists, section 28-9(b) of the Connecticut General Statutes authorizes the modification or suspension in whole or in part by executive order of any statute or regulation or requirement or part thereof that conflicts with the efficient and expeditious execution of civil preparedness functions or the protection of public health; and

WHEREAS, minimizing evictions during the COVID-19 pandemic is critical to controlling and reducing the spread of COVID-19 and preventing a resurgence of the disease by allowing residents to stay home or at their place of residence; and

WHEREAS, in order to keep people safely in their homes and avoid increasing homelessness and the associated risk of COVID-19 transmission, Executive Order No. 7X, Section 1 provided temporary relief from statutory eviction proceedings; and

WHEREAS, continued economic disruption could increase homelessness and associated risk of COVID-19 transmission unless certain relief measures provided in Executive Order No. 7X are continued; and

WHEREAS, in order to further prevent the potential public health threat and spread of COVID19 to any person who might participate in the process of submitting, reviewing, hearing, discussing, deciding, or appealing an agency, board or commission decision, action, or related activity, and to allow for delays and unavailability caused by disruptions related to the COVID-19 pandemic, state agencies, boards, and commissions of this State require discretion to manage deadlines associated with Chapter 54 of the Connecticut General Statutes, the Uniform Administrative Procedure Act, and other statutory and regulatory deadlines relevant to conducting the business of this State; and

WHEREAS, Executive Order No. 7M provided such entities with discretion by granting authority to extend such deadlines; and

WHEREAS, having authority to further extend such deadlines will assist agencies, boards and commissions to protect the public health and prevent a resurgence of COVID-19 in the State by reducing in-person interactions;

NOW, THEREFORE, I, NED LAMONT, Governor of the State of Connecticut, by virtue of the authority vested in me by the Constitution and the laws of the State of Connecticut, do hereby **ORDER AND DIRECT:**

1. **Extended Protections for Residential Renters Affected by COVID-19.** In addition to the provisions in Executive Order No. 7X, Section 1, the following provisions shall take effect immediately:

    a. **No Notice to Quit or Service of Summary Process Before August 22**. Section 47a-23 of the Connecticut General Statutes is modified to additionally provide, "(g) No landlord of a dwelling unit, and no such

landlord's legal representative, attorney-at-law, or attorney-in-fact, shall, before August 22, 2020, deliver or cause to be delivered a notice to quit or serve or return a summary process action, for any reason set forth in this chapter or in sections 21-80 et seq. of the Connecticut General Statutes, except for nonpayment of rent due on or prior to February 29, 2020 or for serious nuisance as defined in section 47a-15 of the Connecticut General Statutes." All notices to quit for nonpayment of rent issued before August 22 shall specify and recite the period of nonpayment of rent prior to February 29, 2020 for which rent has not been paid.

a. **Extended Opportunity to Apply Additional Security Deposit to Rent, Upon Request.** Executive Order No. 7X, Section 1.d. is superseded by the following: Section 47a-21 is modified to additionally provide, "(m) Upon the written request of a tenant of a dwelling unit who is not enrolled in the security deposit guarantee program established by the Commissioner of Housing pursuant to Section 8-339 of the Connecticut General Statutes, who has paid a security deposit in an amount that exceeds one month's rent, and who provides written notice, including but not limited to in written electronic communication, that he or she has become fully or partially unemployed or otherwise sustained a significant loss in revenue or increase in expenses as a result of the COVID-19 pandemic, a landlord of such unit shall withdraw an amount of said deposit equal to the amount in excess of one month's rent from an escrow account and apply it toward the rent due in April, May, or June, July or August 2020. Notwithstanding subsection (h) of this section, an escrow agent may withdraw funds from an escrow account to comply with such a request. The amount withdrawn by the escrow agent and applied toward the rent due shall no longer be considered an amount of the security deposit for any purpose, including but not limited to the calculation of interest, assignment to successor, and the payment of security deposit and interest at the termination of a tenancy. Notwithstanding subsection (b) of this section, no landlord who has complied with such a request may demand the security deposit be restored to an amount that exceeds one month's rent earlier than the later of the end of the public health and civil preparedness emergency declared on March 10, 2020, including any period of extension or renewal of such emergency, or the date the rental agreement is extended or renewed.

Except as expressly provided herein, nothing in this order shall relieve a tenant of liability for unpaid rent or of the obligation to comply with other terms of a rental agreement or statutory obligations pursuant to Connecticut law. Except as expressly provided herein, nothing in this order shall relieve a landlord of the obligation to comply with a rental agreement or statutory obligations pursuant to Connecticut law.

2. **Authority to Extend Statutory and Regulatory Administrative Deadlines by an Additional 90 Days.** Notwithstanding any provision of the Connecticut General Statutes, any regulation, or other provision of law, I hereby authorize each department head, commissioner, agency head, and board and commission of this State to extend, as they deem reasonably necessary to respond to the COVID-19 pandemic or its effects, any statutory or regulatory time requirements, decision-making requirements, hearings, or other time limitations or deadlines, procedure or legal process pertaining to matters under their respective jurisdiction, functions or powers for 90 days provided such extension is granted prior to September 9, 2020. Such authority shall include the ability to further extend without lapse any deadlines extended pursuant to Executive Order No. 7M, Section 3 and which would have expired on or before June 28, 2020. Department heads, commissioners, agency heads, and boards and commissions may issue any orders necessary to implement and effectuate the purposes of this order and shall publicly post and maintain such orders on their respective websites.

Unless otherwise specified herein, this order shall take effect immediately and remain in effect for the duration of the public health and civil preparedness emergency, unless earlier modified, extended or terminated.

Dated at Hartford, Connecticut, this 29th day of June, 2020.

Ned Lamont
Governor

By His Excellency's Command

Denise W. Merrill
Secretary of the State