STATE OF FLORIDA

OFFICE OF THE GOVERNOR

EXECUTIVE ORDER NUMBER 20-94

(Emergency Management - COVID-19 - Mortgage Foreclosure and Eviction Relief)

WHEREAS, Novel Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory illness that can spread among humans through respiratory transmission and presents with symptoms similar to those of influenza; and

WHEREAS, on March 1, 2020, I issued Executive Order number 20-51 directing the Florida Department of Health to issue a Public Health Emergency; and

WHEREAS, on March 1, 2020, the State Surgeon General and State Health Officer declared a Public Health Emergency exists in the State of Florida as a result of COVID-19; and

WHEREAS, on March 9, 2020, I issued Executive Order 20-52 declaring a state of emergency for the entire State of Florida as a result of COVID-19; and

WHEREAS, on March 18, 2020, President Donald J. Trump announced that the Department of Housing and Urban Development ("HUD") authorized the Federal Housing Administration ("FHA") to implement an immediate foreclosure and eviction moratorium for FHA-insured single-family mortgages for 60 days due to the COVID-19 emergency; and

WHEREAS, on March 18, 2020, the Federal Housing Finance Agency ("FHFA") directed Fannie Mae and Freddie Mac to suspend foreclosures and evictions for Enterprise-backed single-family mortgages for at least 60 days due to the COVID-19 emergency; and

WHEREAS, I find that this emergency has impacted the ability of many Floridians with single-family mortgages to make their mortgage payments; and

WHEREAS, I find that providing targeted, temporary relief to Floridians with single-family mortgages is in the best interest of the state and its people; and

WHEREAS, I find that this emergency has impacted the ability of many Floridians with residential tenancies to make their rent payments; and

WHEREAS, I find that providing targeted, temporary relief to Floridians with residential tenancies is in the best interest of the state and its people; and

WHEREAS, as Governor, I am responsible for meeting the dangers presented to this state and its people by this emergency.

NOW, THEREFORE, I, RON DESANTIS, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section (1)(a) of the Florida Constitution, Chapter 252, Florida Statutes, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

Section 1. I hereby suspend and toll any statute providing for a mortgage foreclosure cause of action under Florida law for 45 days from the date of this Executive Order, including any extensions.

Section 2. I hereby suspend and toll any statute providing for an eviction cause of action under Florida law solely as it relates to non-payment of rent by residential tenants due to the COVID-19 emergency for 45 days from the date of this Executive Order, including any extensions.

Section 3. Nothing in this Executive Order shall be construed as relieving an individual from their obligation to make mortgage payments or rent payments.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 2nd day of April, 2020.

RON DESANTIS, GOVERNOR

ATTEST:

SECRETARY OF STATE

FILED
2020 APR -2 PM 4:45
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA