**An Act To Prohibit Evictions until 90 Days after the End of the Governor's Declaration of Emergency**

**Emergency preamble. Whereas,** acts and resolves of the Legislature do not become effective until 90 days after adjournment unless enacted as emergencies; and

**Whereas,** this legislation needs to take effect before the expiration of the 90-day period in order to protect the health and safety of the residents of this State during the current COVID-19 pandemic and public health emergency and to prevent an increase in the number of people experiencing homelessness; and

**Whereas,** in the judgment of the Legislature, these facts create an emergency within the meaning of the Constitution of Maine and require the following legislation as immediately necessary for the preservation of the public peace, health and safety; now, therefore,

**Be it enacted by the People of the State of Maine as follows:**

**Sec.** **1. Certain judgments for forcible entry and detainer prohibited.** A judgment for forcible entry and detainer under the Maine Revised Statutes, Title 14, chapter 709, subchapter 1 may not be granted until 90 days after the expiration of the public health emergency initially proclaimed by the Governor of the State of Maine on March 15, 2020 in any case in which the grounds for the termination of tenancy are:

**1. Nonpayment of rent.** Nonpayment of rent;

**2. Expiration of term of lease.** Expiration of the term of the lease; or

**3. Certain termination of tenancy at will.** Termination of a tenancy at will for a reason not set forth in Title 14, section 6002, subsection 1, paragraphs A, B and D to F.

**Emergency clause.** In view of the emergency cited in the preamble, this legislation takes effect when approved.

**SUMMARY**

This bill provides that a judgment for forcible entry and detainer may not be granted until 90 days after the expiration of the public health emergency initially proclaimed by the Governor on March 15, 2020 in any case in which the grounds for termination of tenancy are nonpayment of rent, expiration of the term of the lease or termination of a tenancy at will for a reason not set forth in the Maine Revised Statutes, Title 14, section 6002, subsection 1, paragraphs A, B and D to F.