



April 3, 2020

RE: COVID-19- Important Update/Advisory Related to Eviction Activities - Rev4320. Governor Issues an Executive Order Affecting Eviction Filings Statewide - Immediate Review and Action Required

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Dear Valued Client:

In keeping with previous advisories, we are writing to you to provide new and important information related to the Coronavirus (COVID-19) effects on your business activities, specifically related to non-payment eviction filings.

Late yesterday afternoon, Florida Governor, Ron DeSantis, issued Executive Order 20-94 suspending eviction causes of action solely for non-payment for a period of 45 days, to wit, through on or about May 18, 2020, assuming no revisions or extensions are issued. This impacts your ability to file an eviction action for non-payment of rent and to issue statutorily driven notices demanding the payment of rent. However, it is important to note that the Order further clarifies that a resident will not be relieved from rent payment obligations. Relevant portions of the Executive Order are outlined below for your review and reference, and specifically states as follows:

“...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.”

It is important to note that this Executive Order is applicable to the entire State of Florida, and should be evaluated and practiced in conjunction with the recently enacted CARES Act, which is Federal law and applicable nationwide for certain covered properties as outlined in our April 1, 2020 advisory. Please let us know if you did not receive our previous advisory pertaining to the CARES Act, and we will forward a copy immediately.

In addition to the new federal and state acts pertaining to COVID-19, there are varied municipal specific directives at the local levels. We implore you to stay informed as other restrictions may be in place in your local jurisdiction.



We understand that the information being pushed out on main stream media can oftentimes be overwhelming, confusing, and vague. It is our objective through our advisories to provide up-to-date information, to answer questions you may have, and to provide as much clarity and guidance as necessary for you to ascertain applicability and application relevant to, and in support of, your business activities.

Our focus, dedication, and support continue to remain unwavering as we traverse these tumultuous times of uncertainty. We wish you continued health, happiness and success. As always, we are here to support you. Please feel free to contact us with questions or concerns.

Warm Regards,

Your Friends at Barfield, McCain PA

