

# CAN I BE EVICTED during the COVID-19 crisis in Duval County?



What is the reason for eviction?

Do you live in subsidized housing?

Late with rent or didn't pay

Violation other than rent payment

No

Yes

- If your landlord participates in a federal housing program, including:
- Public housing
  - Section 8 Housing Choice Voucher Program
  - HUD-subsidized family or senior housing
  - USDA-subsidized rural housing
  - Low Income Housing Tax Credit (LIHTC)



Evictions and late fees are paused for 120 days - until July 25 - by the federal stimulus (CARES) Act. After that, 30 days notice is required.

Exception: if a tenant poses a threat to health, safety, and welfare of others, that eviction can move forward.

If you have lost income, and your rent is based on your income, report the change and ask your landlord for an interim recertification right away.

**NO.** Lawsuits can still be filed, but eviction orders granted on pending cases will not be carried out until after April 30.

**TIP: How do I know what kind of mortgage my landlord has?**

Your landlord may be able to tell you, and if not, they can look up whether they have a Fannie Mae/Freddie Mac-backed loan on the Fannie/Freddie websites.

You can try to call these numbers yourself to find out about the loan:  
 1-800-2FANNIE (1-800-232-6643)  
 1-800-FREDDIE (1-800-373-3343)

Talk to a lawyer if you have questions and check back for updated info!

Does your landlord have a federally backed mortgage?

Yes

No



The filing of new eviction cases are paused countywide until May 18.

Eviction orders granted on pending cases will not be carried out until after April 30.

If your landlord has a HUD (including FHA), USDA, VA, Fannie Mae or Freddie Mac mortgage:



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Exception: if a tenant poses a threat to health, safety, and welfare of others, that eviction can move forward.

A landlord cannot legally evict a tenant without a court order. It is illegal for your landlord to lock you out, turn off utilities like electric or water, remove the front door, or take other steps to force you to move. If your landlord attempts an illegal eviction, contact law enforcement to stop the threat to the safety of your family. You may also be eligible for free legal help through Jacksonville Area Legal Aid (904-356-8371).