

S.F. No. 1470 – Nullifying Executive Order 20-70; Prohibiting Emergency Actions Related to Landlord and Tenant Law (1st engrossment)

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Section 1. Limitation of powers. Prohibits the executive branch from exercising emergency powers that supersede or modify a chapter governing landlord and tenant law, **chapter 504B**.

Sec. 2. Executive order 20-79 void. Makes [Executive Order 20-79](#) void.

Sec. 3. Eviction moratorium phaseout. This section provides a transition period prohibiting evictions and lease terminations for 75 days following enactment except for the following:

- Eviction actions or lease terminations where the tenant is a danger to others, significantly damages property, or commits certain criminal activity;
- 45 days after enactment, eviction actions are permitted for material breaches of the lease other than nonpayment of rent for households with an annual income up to 80 percent of the area median income;
- 60 days after enactment, eviction actions are permitted for those with outstanding rent but who are ineligible for rental assistance;
- 15 days after enactment, lease terminations are permitted for material breaches of the lease other than nonpayment of rent for households with an annual income up to 80 percent of the median income; and
- 30 days after enactment, lease terminations are permitted for those with outstanding rent but who are ineligible for rental assistance.

Effective date. This bill is effective the day following final enactment.