

ATTENTION HOUSING CHOICE VOUCHER LANDLORDS

New Law Regarding Foreclosed Homes

On May 24, 2018 a federal law protecting tenants' rights became law. All tenants – including Section 8 Housing Choice Voucher (HCV) tenants - have rights regarding eviction from units that have been foreclosed upon.

The [Economic Growth, Regulatory Relief, and Consumer Protection Act](#) restored parts of the Protecting Tenants at Foreclosure Act of 2009 (PTFA) that sunset in 2014. This legislation's protection means most tenants with leases will keep their leases, and month-to-month tenants will have at least 90 days to relocate. Section 8 housing choice voucher assistance have additional protections allowing them to retain their Section 8 lease and requiring successor-in-interest to assume the housing assistance payment contract associated with that lease.

However, in the situation where the rental is purchased by a buyer who wants to move in to the property as their primary residence, then the lease terms will not hold and the tenant would have to move by the state-required notice or 90 days, whichever is longer. .

For more information on the new law or to read the law in its entirety, please contact the National Low Income Housing Coalition at <http://nlihc.org/article/congress-permanently-authorizes-protecting-tenants-foreclosure-act>