



CITY OF TUPELO, MISSISSIPPI
EXECUTIVE ORDER 2020-010

Based on CDC guidance, the following Executive Order further defines and amends the Emergency Proclamation issued by the City of Tupelo on March 17, 2020:

Moratorium on Utility Disconnections

Until further order, there shall be no disconnection of public utilities for residents and businesses in the City of Tupelo. This includes the non-payment of water, sewer, and electricity bills due to financial hardships caused by COVID-19. There shall be no imposition of late penalties or fees for delinquent water, sewer, and/or electricity bills. However, customers of Tupelo Water and Light shall still be responsible for any and all charges accrued during the duration of this order, and payment arrangements will be made after the expiration of the State of emergency

This order shall not be construed to suspend or terminate any service charges and/or late fees that may currently be owed by users of public utilities.

Moratorium on Evictions for the Non-Payment of Rent to the Extent Allowed by Law

Until further order, no landlord shall act to evict a tenant in either of the following situations: (1) for the nonpayment of rent if the tenant demonstrates that the tenant is unable to pay rent due to financial impacts related to COVID-19, and the landlord has knowledge that the tenant's inability to pay rent is due to financial hardship caused by the COVID-19 pandemic, or (2) for a no-fault eviction unless necessary for the health and safety of tenants, neighbors, or the landlord.

For the purposes of this executive order, the landlord has knowledge of a tenant's inability to pay rent due to financial hardship caused by COVID-19 when

the tenant notifies the landlord in writing within 30-days after the rent is due that the tenant has been financially impacted by the COVID-19 pandemic.

For the purposes of this executive order, a tenant is financially impacted by the COVID-19 pandemic including but not limited to any of the following situations: (1) being sick with COVID-19, or caring for a household or family member that is sick with COVID-19; (2) lay-off, loss of hours, or other income reduction resulting from business closure or other economic employer impacts of COVID-19; (3) compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state-of-emergency; (4) extraordinary out-of-pocket medical expenses; or (5) child-care needs arising from school closures related to COVID-19.

For the purposes of this executive order, a landlord shall not evict based on health and safety if the health and/or safety concern arises from a tenant's sickness due to COVID-19.

Nothing in this Order shall relieve the tenant of liability for the unpaid rent, which the landlord may seek after expiration of the local emergency. A landlord may not charge or collect a late fee for rent that is delayed for the reasons stated in this Order.

Moratorium on Foreclosures to the Extent Allowed by Law

Until further order, no mortgagee shall act to foreclose a mortgager for the nonpayment of a mortgage payment, if the mortgager demonstrates that the mortgager is unable to make a mortgage payment due to financial impacts related to COVID-19, and the mortgagee has knowledge that the mortgager's inability to make their mortgage payment is due to financial hardship caused by the COVID-19 pandemic.

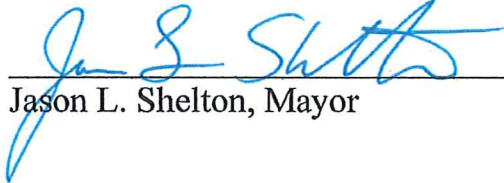
For the purposes of this executive order, the mortgagee has knowledge of a tenant's inability to pay their mortgage due to financial hardship caused by COVID-19 when the mortgager notifies the mortgagee in writing within 30-days after the mortgage payment is due that the mortgager has been financially impacted by the COVID-19 pandemic.

For the purposes of this executive order, a mortgager is financially impacted by the COVID-19 pandemic including but not limited to any of the following situations: (1) being sick with COVID-19, or caring for a household or family

member that is sick with COVID-19; (2) lay-off, loss of hours, or other income reduction resulting from business closure or other economic employer impacts of COVID-19; (3) compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state-of-emergency; (4) extraordinary out-of-pocket medical expenses; or (5) child-care needs arising from school closures related to COVID-19.


Nothing in this Order shall relieve the mortgager of liability for the unpaid mortgage, which the mortgagee may seek after expiration of the local emergency.

This the 21st day of March, 2020.



Jason L. Shelton, Mayor

Attest:



Kim Hanna, City Clerk