

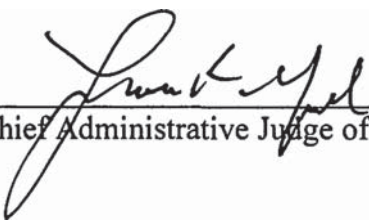
ADMINISTRATIVE ORDER OF THE
CHIEF ADMINISTRATIVE JUDGE OF THE COURTS

Pursuant to the authority vested in me, and as required by L. 2020, c. 381 (the COVID-19 Emergency Eviction and Foreclosure Prevention Act of 2020 [“Act”; Exh. 1]), I hereby direct that, effective December 28, 2020, the following procedures and restrictions shall apply to the conduct of residential foreclosure matters before the New York State courts:

1. Stay of Pending Residential Foreclosure Proceedings: Any action to foreclose a mortgage relating to residential real property as defined in the Act (“Action”), pending on December 28, 2020, and any Action commenced on or before January 27, 2021, shall be stayed for sixty days (Act, Part B, Subpart A, §§1, 3).
2. Requirement of Additional Affidavits in Newly-Commenced Actions: No court shall accept for filing commencement papers in an Action unless those papers include affidavits as required by Part B, Subpart A, §6 of the Act.
3. Stay of Actions in Which the Mortgagor Provides a Hardship Declaration: In any Action in which a judgment of sale has not been issued and the mortgagor submits a hardship declaration as defined in the Act to the foreclosing party, the court, or an agent of the foreclosing party or the court, the Action shall be stayed until at least May 1, 2021 (Act, Part B, Subpart A, §§2, 7).
4. Stay of Actions in Which a Judgment of Sale Has Been Issued But Not Yet Executed: If a judgment of sale has been issued in any Action on or before December 28, 2020 but has not yet been executed, execution of the judgment shall be stayed at least until the court has held a status conference with the parties. If the mortgagor submits a hardship declaration as defined in the Act to the foreclosing party, the court, or an agent of the foreclosing party or the court prior to the execution of the judgment, the Action shall be stayed until at least May 1, 2021 (Act, Part B, Subpart A, §8).

All Actions shall be conducted as required by the further provisions of the Act.

This order shall remain in force through May 1, 2021.



Chief Administrative Judge of the Courts

Dated: December 31, 2020

AO/341/20