



The City of New York
Department of Investigation

MARGARET GARNETT
COMMISSIONER

180 MAIDEN LANE
NEW YORK, NY 10038
212-825-5900

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All City Marshals:

This directive updates our prior directives and highlights certain provisions of the Governor's executive orders and the Court's orders and directives. Nothing contained herein should be interpreted in a way that would conflict with those orders and directives.

Residential Eviction Proceedings:

Pursuant to the Court's Administrative Order No. 231-20, dated October 9, 2020, effective October 12, 2020, all residential eviction matters, whether non-payment or holdover, regardless of the date of commencement may resume, with several important caveats. See attached Order for your review.

Residential evictions for tenants who meet the criteria as set forth in the Tenant Safe Harbor Act, as modified by Executive Order 202.66, are prohibited through January 1, 2021. The prohibition bars the execution or enforcement of residential warrants of eviction or judgments of possession regardless of their date of issuance.

The requirement of a status or settlement conference remains in effect for residential eviction proceedings commenced before March 17th, with or without a previously issued warrant of eviction. The NYC Housing Court began conducting these hearings on or about August 20, 2020.

Commercial Eviction Proceedings:

The Governor's Executive Order 202.64, issued on September 18, 2020, extends the suspension of proceedings and the enforcement of an eviction of a commercial tenant for nonpayment, through October 20, 2020.

If Executive Order 202.64 expires without renewal, it is anticipated that commercial evictions may resume on October 20, 2020, with further guidance and direction from the Court.

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As the restrictions on New York City evictions lift, it is essential that you keep yourselves current and well informed on all relevant statutes, executive orders, administrative orders and directives. Please ensure compliance with all mandates while resuming your eviction enforcement duties as officers of the Civil Court.

Promptly forward to DOI copies of any Court order, received and dated after August 20, 2020, that clearly authorizes the submission of a warrant request, or the execution of an eviction.

City marshals are responsible for ensuring that they provide their employees with a safe work environment, including the required social distancing between desks, staggered work schedules when necessary, protective face masks, hand sanitizer, etc. DOI requires all City marshals to use protective face masks when conducting evictions or engaging in any form of contact with the public.

Should you require further clarification, please contact the Court for guidance.

Thank you for your cooperation.

Caroline Tang-Alejandro
Director, Bureau of City Marshals