

# “Protecting Tenants at Foreclosure Act of 2009”

Effective May 20, 2009, a new federal law, S.8996 Title VII, the *Protecting Tenants at Foreclosure Act*, gives some security to renters whose landlords have lost their property in a foreclosure.

- Generally, protects all tenants **except** those who are have an ownership interest in the rental property; or are a member of the owner’s family; or who, even though they are not subsidized through a government program, are paying rent at substantially less than fair market value.
- PROTECTS ALL TENANTS WITH A WRITTEN LEASE, including Section 8 tenants, by allowing those tenants to stay in the rental through the end of the lease term **except** if the rental is sold to a new owner who intends to live in the rental unit.
- If the rental is sold to a new owner who intends to live in a rental unit, the current tenant, with or without a written lease, can be asked to vacate but must be given a 90-day written notice.
- Month-to-month tenants also must be given a 90-day written notice to vacate.
- These provisions expire December 31, 2012 unless reenacted by Congress.

If you have questions or concerns about how this new law affects you, or for any other landlord/tenant questions, call:

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