

**IN THE CIRCUIT COURT OF GREENE COUNTY
STATE OF MISSOURI
THIRTY-FIRST JUDICIAL CIRCUIT**

In Re: COVID-19

ADMINISTRATIVE ORDER 2020-AO31

**Order Regarding Requirement of Affidavit or Verified Allegation in
Landlord/Tenant Petition for Possession for NonPayment of Rent**

WHEREAS the Coronavirus Aid, Relief and Economics Security Act (CARES Act) was recently enacted as part of the laws of the United States; and

WHEREAS the CARES Act places a temporary moratorium on the lessor of a covered dwelling filing of a legal action to recover possession of the covered dwelling from a tenant for the nonpayment of rent for the 120 day period from March 27, 2020, to July 25, 2020; and

WHEREAS it is necessary at the time of filing a petition for possession of rented property to establish whether a dwelling is subject to the temporary moratorium established by the CARES Act; and

WHEREAS pursuant to Section 478.240.2 RSMo and Section 15 of the Missouri Constitution, the Presiding Judge has the general administrative authority over all judicial personnel and court officials in the Circuit.

THEREFORE, IT IS HEREBY ORDERED AS FOLLOWS:

1. Beginning the date of this Administrative Order until July 25, 2020, when a lessor of a dwelling, whether represented by counsel or pro se, initiates a legal action, or presents for filing a petition for recovery of possession of the dwelling against a tenant for nonpayment of rent, then, in addition to the petition, an affidavit must be filed affirming that the property is not a “covered property” and therefore not subject to the CARES Act moratorium.
2. The Greene County Circuit Clerk is directed not to accept a petition for filing unless a separate affidavit is filed accompanying the petition.
3. The attached CARES Act Affidavit is an approved template adopted for use in the 31st Judicial Circuit.

4. The Greene County Circuit Clerk is directed to provide the CARES Act Affidavit to any lessor initiating a legal action against a tenant for possession of a dwelling for the nonpayment of rent.
5. In the alternative, a lessor may satisfy the requirement by filing a petition, verified by the lessor, that clearly states that the property is not a “covered property” as that term is defined in the CARES Act, and therefore not subject to the moratorium.

This Administrative Order shall remain in effect through July 25, 2020.

IT IS SO ORDERED.

Dated: 4/29/2020



Michael J. Cordonnier
Presiding Judge
Greene County Circuit Court