

March 26, 2020

RECENT JUDICIAL AND ADMINISTRATIVE MODIFICATIONS AND RESTRICTIONS

While the legal industry has been deemed “Essential Business” and our legal and ethical obligations and responsibilities must continue, it, among many others, is also taking measures to slow the spread of the COVID-19/Coronavirus pandemic. In doing so, many judicial and administrative resources, operations and procedures have been modified and, in some facets of the industry, temporarily halted altogether. Below are some of the major changes currently in place, effecting day-to-day legal operations.

Recording Documents in the Public Record

All counties in Colorado have disallowed in-person recording of documents into the public record. However, nearly every county is still allowing electronic recording and some others still allow recording requests received by mail. For a complete list of county recording statuses, please visit: [Simplifile.com](https://www.simplifile.com).

In-Person Court Appearances

The majority of Courts in the front range counties have temporarily continued (rescheduled) all in-person court appearances, including hearings, trials and other conferences for civil sector cases. If you have an appearance scheduled between the date of this notice and June 1, 2020 and you are unsure whether your appearance has been rescheduled, please contact your attorney. For a complete list, by county, of specific closures and restrictions, please visit: <https://www.courts.state.co.us/announcements/COVID-19.cfm>

Also, attached hereto is an Order Regarding COVID-19 and Operation of Colorado State Courts issued by the Supreme Court of Colorado, relating to the suspension of certain court operations and the continued provision of other essential court services throughout the state of Colorado.

Foreclosures and Evictions

The U.S. Department of Housing and Urban Development in consultation with the Trump Administration and the Coronavirus Task Force has issued a moratorium authorizing the Federal Housing Administration to temporarily suspend many, but not all, foreclosures and evictions for properties secured by FHA-insured Single Family mortgages. If you are unsure whether your foreclosure or eviction is exempt from the moratorium, please contact your attorney. A copy of the March 18, 2020 moratorium is attached hereto. For more information, visit [www.HUD.gov](https://www.hud.gov).

Mediations, Depositions and Other Court-Related Conferences

Many mediators and court reporting agencies have quickly altered their usual business practices to allow remote services through video conferencing and other similar mediums. If your case has an upcoming conference scheduled, it has likely been modified to a remote-setting. Please contact your attorney with specific questions.

Supreme Court of Colorado

2 East 14th Avenue
Denver, CO 80203
(720) 626-5460

NATHAN B. COATS
CHIEF JUSTICE

SUPREME COURT OF COLORADO

OFFICE OF THE CHIEF JUSTICE

Order Regarding COVID-19 and Operation of Colorado State Courts

In light of the COVID-19 (Coronavirus) pandemic and the continued spread of the virus throughout communities in Colorado, and in consideration of the obligation of the courts both to protect the constitutional rights and ensure the safety of the citizenry, the courts of this state can no longer continue normal operations and must for the immediately ensuing period operate on an emergency basis. Therefore, I hereby order the suspension of certain court operations and the continued provision of other essential court services throughout the state.

Effective immediately, all jury calls in state courts, with the exception of jury calls for criminal trials facing imminent speedy trial deadlines, are suspended through April 3, 2020. At that time, the continued need for further suspension will be reassessed.

Because the courts of this state are, however, tasked with protecting the basic constitutional rights of the citizens of the state and with providing a forum for addressing matters essential to their safety and wellbeing, I also order that the following classes of matters or operations may not be suspended and will continue in the state courts throughout this period:

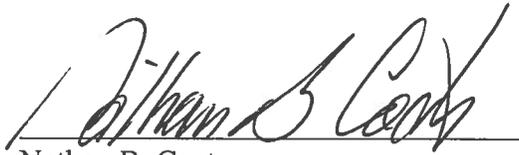
1. Petitions for temporary civil protection orders and permanent protection order hearings;
2. Petitions for temporary emergency risk protection orders and hearings on emergency risk protection orders;
3. Crim.P. Rule 5 advisement for incarcerated persons and the initial setting of bail;
4. Revocation hearings on complaints to revoke probation involving an incarcerated defendant;

5. Proceedings necessary to protect the constitutional rights of criminal defendants including bond-related matters and plea agreements for incarcerated individuals;
6. Detention hearings for juvenile delinquency cases;
7. Shelter hearings in dependency and neglect cases or other juvenile proceedings;
8. Petitions for appointment of an emergency guardian and/or special conservator;
9. Hearings on motions to restrict parenting time and parental abduction prevention; and
10. Emergency mental health proceedings.

With regard to operations and matters that are neither designated essential nor prohibited by this order, the Chief Judges of the various districts will retain the discretion to determine whether those operations or matters are necessary to prevent a substantial risk of imminent financial hardship or imminent risk to the health, safety or welfare of any individual or the community at large.

In implementing this order, it is the expectation that the Chief Judges of the various districts will make every effort to facilitate work from remote locations and to minimize or eliminate in-person proceedings and contact.

Done at Denver, Colorado this 16th day of March, 2020.

A handwritten signature in black ink, appearing to read "Nathan B. Coats", written over a horizontal line.

Nathan B. Coats
Chief Justice, Colorado Supreme Court



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING –
FEDERAL HOUSING COMMISSIONER

Date: March 18, 2020

Mortgagee Letter 2020-04

To: All FHA Approved Mortgagees
All Direct Endorsement Underwriters
All FHA Roster Appraisers
All FHA Roster Inspectors
All FHA Approved 203(k) Consultants
All HUD Approved Housing Counselors
All HUD Approved Nonprofit Organizations
All Governmental Entity Participants
All Real Estate Brokers
All Closing Agents

Subject Foreclosure and Eviction Moratorium in connection with the Presidentially-Declared COVID-19 National Emergency

Purpose The purpose of this Mortgagee Letter (ML) is to inform mortgagees of a foreclosure and eviction moratorium for all FHA-insured Single Family mortgages for a period of 60 days.

Effective Date This Mortgagee Letter is effective immediately upon issuance.

Public Feedback HUD welcomes feedback from interested parties for a period of 30 calendar days from the date of issuance. To provide feedback on this policy document, please send feedback to the FHA Resource Center at answers@hud.gov. HUD will consider the feedback in determining the need for future updates.

Affected Programs This guidance applies to all FHA Title II Single Family forward and Home Equity Conversion Mortgage (reverse) mortgage programs.

Background The President of the United States proclaimed that the COVID-19 outbreak in the United States constitutes a national emergency as of March 1, 2020. As a result of this unprecedented global pandemic, many jurisdictions have reduced services, businesses have closed, and other activities have been

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curtailed. In addition, this pandemic impedes the ability of Americans to work and provide for their families. This directly impacts the financial well-being of individuals, families, and businesses. Therefore, as part of a broader federal government effort, the Secretary of HUD is authorizing a moratorium on foreclosures. Furthermore, Americans have been asked to remain in their homes to stem the tide of COVID-19. To ensure families are not displaced during this critical period, the Secretary of HUD is also authorizing a moratorium on evictions for FHA-insured properties.

Moratorium on Foreclosures and Evictions and Extension of Deadlines

Properties secured by FHA-insured Single Family mortgages are subject to a moratorium on foreclosure for a period of 60 days. The moratorium applies to the initiation of foreclosures and to the completion of foreclosures in process.

Similarly, evictions of persons from properties secured by FHA-insured Single Family mortgages are also suspended for a period of 60 days.

In addition, deadlines of the first legal action and reasonable diligence timelines are extended by 60 days.

Paperwork Reduction Act

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB Control Numbers 2502-0429, 2502-0583 and 2502-0584. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB Control Number.

Questions

Any questions regarding this Mortgagee Letter may be directed to the FHA Resource Center at 1-800-Call-FHA. Persons with hearing or speech impairments may reach this number by calling the Federal Relay Service at 1-800-877-8339. For additional information on this Mortgagee Letter, please visit www.hud.gov/answers.

Signature

Brian D. Montgomery
Assistant Secretary for Housing –
Federal Housing Commissioner