

**ORDER OF THE CHIEF JUSTICE
OF THE SUPREME COURT OF NORTH CAROLINA**

On 30 May 2020, I issued [Emergency Directives 17–19](#) in response to the public health threat posed by the COVID-19 outbreak.

Each of those emergency directives addressed the more than 10,500 evictions pending in our state court system and coincided with Executive Order 142, in which Governor Roy Cooper prohibited landlords from taking any action in furtherance of a summary ejectment or an eviction of a residential or commercial tenant for reason of nonpayment.

A modification and an extension of Emergency Directive 18 for an additional period of time is now necessary. Emergency Directive 17 and Emergency Directive 19 will not be extended.

Accordingly, I hereby determine and declare under N.C.G.S. § 7A-39(b)(2) that catastrophic conditions resulting from the COVID-19 outbreak have existed and continue to exist in all counties of this state.

Emergency Directive 18

This emergency directive applies only in summary ejectment actions that are commenced pursuant to Article 3 of Chapter 42 of the General Statutes for nonpayment of rent or other fees or charges.

In actions commenced on or after 27 March 2020, no writ of possession for real property shall be issued unless the magistrate or judge concludes that the property is not a “covered dwelling” as defined by Section 4024(a)(1) of the CARES Act.

The Administrative Office of the Courts has promulgated a [form affidavit](#) to be completed by the plaintiff in these actions. In actions that were commenced on or after 27 March 2020 and before 4 June 2020, the plaintiff shall file the affidavit with the court before the magistrate or judge enters final judgment. In actions that are commenced on or after 4 June 2020, the plaintiff shall file the affidavit with his or her complaint, and the affidavit shall be served on the defendant with the summons and complaint.

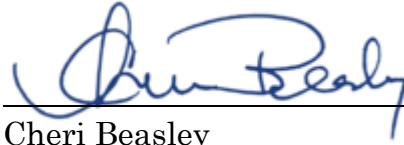
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This emergency directive expires on 24 July 2020.

Additional emergency orders or directives under N.C.G.S. § 7A-39(b) may be entered as necessary to support the continuing operation of essential court functions.

Additional information about the Judicial Branch's response to the COVID-19 outbreak is available at <https://www.nccourts.gov/covid-19>.

Issued this the 29th day of June, 2020.



Cheri Beasley
Chief Justice
Supreme Court of North Carolina