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Factsheet for case PT-2020-11/568

Suspension of evictions and of the expiration of lease contracts

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Country	Portugal, applies nationwide
Time period	Open ended, started on 12 March 2020
Type	Legislation or other statutory regulation
Category	Measures to prevent social hardship – Keeping a safe home
Case created	13 April 2020 (updated 20 April 2020)

Background information

The Law 4-A/2020 of 6 April 2020 provides for the suspension of evictions and of the expiration of lease contracts for residential and non-residential purposes.

This law makes the first amendment of Law 1-A/2020 of 19 March and the second amendment of Decree-law 10-A/2020 of 13 March, which establish exceptional and temporary measures with regards to the epidemiological situation of the new Coronavirus - COVID 19.

Content of measure

Evictions are exceptionally and temporarily suspended until the end of the exceptional situation of prevention, contention, mitigation and treatment of the epidemiological infection by SARS-CoV-2 and of the illness COVID-19. This suspension applies when the tenant may enter a frailty situation due to lack of own housing or due to other overriding social reason.

The expiration of lease contracts notably for residential purposes (but also for non-residential purposes) are exceptionally and temporarily suspended until the end of the exceptional situation of prevention, contention, mitigation and treatment of the epidemiological infection by SARS-CoV-2 and of the illness COVID-19, as determined by the public health authority, and up to 60 days upon the cessation of such measures. The production of effects of withdrawal and opposition to the renewal of lease contracts for residential (and non-residential) purposes by the landlord.

These measures are in force since 7 April 2020 but apply retroactively since 12 March 2020.

Use of measure

Not available.

Actors, target groups and funding

Actors	Target groups	Funding
National government	Other workers & citizens	No special funding required

Social partners

Role of social partners	No involvement
Form of involvement	Unknown

Not available

Sectors and occupations

This case is not sector-specific.

This case is not occupation-specific.

Sources

- 06 April 2020: Lei n.º 4-A/2020 - Diário da República n.º 68/2020, 3º Suplemento, Série I de 2020-04-06 (data.dre.pt)