

27TH OF JULY 2021

COVID 19

EXCEPTIONAL REGIME FOR SITUATIONS OF LATE PAYMENT OF RENT

On the last 7th of July, Decree-Law 56-B/2021, which amends the exceptional regime for situations of late payment of rent and guarantees the provision of essential services, within the scope of the COVID-19 pandemic, was published in *Diário da República* (official Journal).

This diploma:

1. Firstly, introduces the sixth amendment to Law no. 4-C/2020, of the 6th of April, which approves the exceptional regime for situations of late payment of rent due under housing and non-housing urban lease agreements, within the scope of the COVID-19 pandemic and protects the right to housing through the extension of loans already granted or under evaluation by the IHRU, I. P. up to 3 months after the end of the exceptional regime in force (provided that they are eligible and submitted before the 1st of July of 2021);
2. Guarantees access to essential services, determining that until the 31st of December of 2021, the provision of the following essential services cannot be suspended:
 - a) Water supply services;
 - b) Electricity supply services;
 - c) Natural gas supply services;
 - d) Electronic communications services.

In the event that there are pending values related to the supply of the aforementioned services, a payment plan that is adequate to the current income of the user should be drawn up.

This diploma comes into force on the 1st of July of 2021.

For a better understanding, we recommend that you consult our Newsletters on this matter.

A **PARES | Advogados** is available to provide information regarding the consequences on lease agreements of the exceptional and temporary measures adopted to mitigate the effects of Covid 19, in a more suitable and adequate way to the reality of each client, being able to provide all the necessary support in lease matters.

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