

116TH CONGRESS  
2D SESSION

**S.** \_\_\_\_\_

To amend the Servicemembers Civil Relief Act to extend lease protections for servicemembers under stop movement orders in response to a local, national, or global emergency, and for other purposes.

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IN THE SENATE OF THE UNITED STATES

Mr. TESTER introduced the following bill; which was read twice and referred to the Committee on \_\_\_\_\_

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**A BILL**

To amend the Servicemembers Civil Relief Act to extend lease protections for servicemembers under stop movement orders in response to a local, national, or global emergency, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

1 **SECTION 1. EXTENSION OF LEASE PROTECTIONS FOR**  
2 **SERVICEMEMBERS UNDER STOP MOVEMENT**  
3 **ORDERS IN RESPONSE TO LOCAL, NATIONAL,**  
4 **OR GLOBAL EMERGENCY.**

5 (a) **TERMINATION.**—Subsection (a)(1) of section 305  
6 of the Servicemembers Civil Relief Act (50 U.S.C. 3955)  
7 is amended—

8 (1) in subparagraph (A), by striking “; or” and  
9 inserting a semicolon;

10 (2) in subparagraph (B), by striking the period  
11 at the end and inserting “; or”; and

12 (3) by adding at the end the following new sub-  
13 paragraph:

14 “(C) the date of the lessee’s stop move-  
15 ment order described in paragraph (1)(C) or  
16 (2)(C) of subsection (b), as the case may be.”.

17 (b) **COVERED LEASES.**—

18 (1) **LEASES OF PREMISES.**—Paragraph (1) of  
19 subsection (b) of such section is amended—

20 (A) in subparagraph (A), by striking “;  
21 or” and inserting a semicolon;

22 (B) in subparagraph (B), by striking the  
23 period at the end and inserting “; or”; and

24 (C) by adding at the end the following new  
25 subparagraph:

1           “(C) the servicemember, while in military  
2 service—

3           “(i) executes a lease upon receipt of  
4 military orders for a permanent change of  
5 station or to deploy with a military unit, or  
6 as an individual in support of a military  
7 operation, for a period of not less than 90  
8 days; and

9           “(ii) thereafter receives a stop move-  
10 ment order issued by the Secretary of De-  
11 fense in response to a local, national, or  
12 global emergency, effective for an indefi-  
13 nite period or for a period of not less than  
14 30 days, which prevents the servicemember  
15 or servicemember’s dependents from occu-  
16 pying the lease for a residential, profes-  
17 sional, business, agricultural, or similar  
18 purpose.”.

19           (2) LEASES OF MOTOR VEHICLES.—Paragraph  
20 (2) of such subsection is amended—

21           (A) in subparagraph (A), by striking “;  
22 or” and inserting a semicolon;

23           (B) in subparagraph (B)(ii), by striking  
24 the period at the end and inserting “; or”; and

1 (C) by adding at the end the following new  
2 subparagraph:

3 “(C) the servicemember, while in military  
4 service—

5 “(i) executes a lease upon receipt of  
6 military orders described in subparagraph  
7 (B); and

8 “(ii) thereafter receives a stop move-  
9 ment order issued by the Secretary of De-  
10 fense in response to a local, national, or  
11 global emergency, effective for an indefi-  
12 nite period or for a period of not less than  
13 30 days, which prevents the servicemem-  
14 ber, or the servicemember’s dependents,  
15 from using the vehicle for personal or busi-  
16 ness transportation.”.

17 (c) EFFECTIVE DATE OF TERMINATION.—Paragraph  
18 (1) of subsection (d) of such section is amended to read  
19 as follows:

20 “(1) LEASE OF PREMISES.—

21 “(A) ENTRANCE TO MILITARY SERVICE,  
22 PERMANENT CHANGE OF STATION, OR DEPLOY-  
23 MENT.—In the case of a lease described in sub-  
24 paragraph (A) or (B) of subsection (b)(1) that  
25 provides for monthly payment of rent, termi-

1           nation of the lease under subsection (a) is effective  
2           effective 30 days after the first date on which the  
3           next rental payment is due and payable after  
4           the date on which the notice under subsection  
5           (c) is delivered. In the case of any other lease  
6           described in subparagraphs (A) and (B) of sub-  
7           section (b)(1) termination of the lease under  
8           subsection (a) is effective on the last day of the  
9           month following the month in which the notice  
10          is delivered.

11                 “(B) STOP MOVEMENT ORDERS.—In the  
12           case of a lease described in subsection  
13           (b)(1)(C), termination of the lease under sub-  
14           section (a) is effective on the date on which the  
15           requirements of subsection (c) are met for such  
16           termination.”.

17           (d) TECHNICAL CORRECTION.—Subsection (i) is  
18           amended, in the matter before paragraph (1), by inserting  
19           “‘In this section:’” after “DEFINITIONS.—”.

20           (e) RETROACTIVE APPLICATION.—The amendments  
21           made by this section shall apply to stop movement orders  
22           issued on or after March 1, 2020.