

**APPENDIX**  
**LOWER COURT ORDERS/OPINIONS**

## APPENDIX A

**United States Court of Appeals**  
FOR THE DISTRICT OF COLUMBIA CIRCUIT

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**No. 21-5093****September Term, 2020****1:20-cv-03377-DLF****Filed On: June 2, 2021**

Alabama Association of Realtors, et al.,

Appellees

v.

United States Department of Health and  
Human Services, et al.,

Appellants

**BEFORE:** Millett, Pillard, and Wilkins, Circuit Judges

**ORDER**

The United States Department of Health and Human Services, the Centers for Disease Control and Prevention (“CDC”), and other federal agencies and officials (collectively, “HHS”) appeal the district court’s order entering summary judgment in favor of Appellees and vacating the nationwide temporary eviction moratorium instituted by the CDC in light of the COVID-19 pandemic. Shortly after HHS noticed the appeal, the district court entered an administrative stay of its order, and HHS filed in this court a contingent emergency motion for a stay pending appeal in the event the district court did not grant the stay motion HHS filed in that court. The district court subsequently stayed its own summary judgment order pending appeal. Appellees have filed in this court an emergency motion to vacate that stay pending appeal. Upon consideration of Appellees’ emergency motion to vacate the stay pending appeal, the opposition thereto, and the reply, HHS’s contingent emergency motion for a stay, and the motion for leave to participate as amicus and the lodged amicus brief, it is

**ORDERED** that the motion to vacate the stay pending appeal be denied. In evaluating a motion to vacate a stay entered by the district court, this court reviews the district court’s decision under the deferential abuse-of-discretion standard of review. See Washington Metro. Area Transit Comm’n v. Holiday Tours, Inc., 559 F.2d 841, 843–44 (D.C. Cir. 1977); see also Sherley v. Sebelius, 644 F.3d 388, 393 (D.C. Cir. 2011).

The district court did not abuse its discretion in granting a stay in this case. Under this court’s traditional four-factor test for a stay, we ask whether (1) the stay applicant has made a strong showing that it is likely to succeed on the merits; (2) the

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applicant will be irreparably injured absent a stay; (3) issuance of a stay would substantially injure other interested parties; and (4) the public interest favors or disfavors a stay. See *Nken v. Holder*, 556 U.S. 418, 434 (2009); see also *Alabama Ass'n of Realtors v. HHS*, No. 20-cv-3377 (DLF), 2021 WL 1946376, at \*1 (D.D.C. May 14, 2021). While Appellees object to the district court's use of a sliding-scale analysis, we need not and do not address the propriety of that approach because Appellees have not shown that vacatur is warranted under the likelihood-of-success standard that they would apply.

As to the first factor, while of course not resolving the ultimate merits of the legal question, we conclude that HHS has made a strong showing that it is likely to succeed on the merits. See *Nken*, 556 U.S. at 434. We do so for the following four reasons.

First, the CDC's eviction moratorium falls within the plain text of 42 U.S.C. § 264(a). Congress expressly determined that responding to events that by their very nature are unpredictable, exigent, and pose grave danger to human life and health requires prompt and calibrated actions grounded in expert public-health judgments. Section 264(a) authorizes the Secretary of HHS "to make and enforce such regulations as in his judgment are necessary to prevent the introduction, transmission, or spread of communicable diseases from foreign countries into the States or possessions, or from one State or possession into any other State or possession." 42 U.S.C. § 264(a).<sup>1</sup> Congress thereby designated the HHS Secretary the expert best positioned to determine the need for such preventative measures, twice stating that it authorizes such measures as the Secretary determines "in his judgment [are] necessary." 42 U.S.C. § 264(a). That text also makes a determination of necessity a prerequisite to any exercise of Section 264 authority, and that necessity standard constrains the granted authority in a material and substantial way.

Here, to ensure that the moratorium was tailored to the necessity that prompted it, HHS carefully targeted it to the subset of evictions it determined to be necessary to curb the spread of the deadly and quickly spreading Covid-19 pandemic. Notably, Appellees do not dispute HHS's determination that the moratorium would "prevent the [interstate] introduction, transmission, or spread" of COVID. *Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19*, 85 Fed. Reg. 55,292, 55,295 (Sept. 4, 2020) ("The statistics on interstate moves show that mass evictions would likely increase the interstate spread of COVID-19."). The agency reasonably

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<sup>1</sup> The Surgeon General's and the Secretary's authority under this provision has been delegated to the Director of the CDC. See Reorganization Plan No. 3 of 1966, 31 Fed. Reg. 8855 (June 25, 1966); 42 C.F.R. § 70.2.

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recognized that evicted people must move, and that a time-limited eviction moratorium would directly promote the self-isolation needed to help control the pandemic. *Id.* at 55,294–55,295; Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19, 86 Fed. Reg. 16,731, 16,733 (Mar. 31, 2021). The moratorium also applies only to those renters that the agency determined otherwise would likely need to move to congregate settings where COVID spreads quickly and easily, or would be rendered homeless and forced into shelters or other settings that would increase their susceptibility to COVID, the uncontained spread of the disease, and the adverse health consequences of its contraction. 86 Fed. Reg. at 16,735. In those ways, the moratorium fits within the textual authority conferred by Section 264(a) to adopt measures necessary to prevent the spread of a pandemic.

Second, Congress has expressly recognized that the agency had the authority to issue its narrowly crafted moratorium under Section 264. Last December, rather than enact its own moratorium, Congress deliberately chose legislatively to extend the HHS moratorium and, in doing so, specifically to embrace HHS’s action “under section 361 of the Public Health Service Act (42 U.S.C. 264)[.]” Consolidated Appropriations Act, 2021, Pub. L. No. 116-260, div. N, title V, § 502, 134 Stat. 1182, 2078–79 (Dec. 27, 2020).

Third, the text and structure of Section 264’s additional provisions—beyond the core statutory authority to take action “necessary” to “prevent the introduction, transmission, or spread of communicable diseases” interstate and internationally—reinforce HHS’s authority to temporarily suspend evictions. The second sentence of Section 264(a) provides that, “[f]or purposes of carrying out and enforcing such regulations” as are authorized by the provision’s first sentence, “the Surgeon General may provide for such inspection, fumigation, disinfection, sanitation, pest extermination, destruction of animals or articles found to be so infected or contaminated as to be sources of dangerous infection to human beings, and other measures, as in his judgment may be necessary.” 42 U.S.C. § 264(a). That language makes clear that HHS has even the exceptional authority to take measures carrying out its regulations that Congress in 1944 had reason to believe required express congressional authorization under the Fourth Amendment. See *Oklahoma Press Publ’g Co. v. Walling Wage & Hour Adm’r*, 327 U.S. 186, 201 & nn.26, 27 (1946) (citing *FTC v. American Tobacco Co.*, 364 U.S. 298, 305–06 (1924)).

Appellees argue that the balance of Section 264(a) constricts the scope of the regulatory authority the statute confers, and that the moratorium exceeds that authority. They argue, in particular, that the regulatory power under the first sentence of Section 264(a) is limited to measures closely akin to those the second sentence enumerates. That is incorrect. By its plain wording, the second sentence applies not to the

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substantive scope of the regulatory authority conferred, but to the measures that HHS can deploy to “carry[] out and enforc[e] such regulations[.]” 42 U.S.C. § 264(a). That is language of expansion, not contraction, designed to strengthen HHS’s ability to take the measures determined to be necessary to protect the public health from the dangers posed by contagious diseases that respect no boundaries. The ensuing subsections (b), (c), and (d) of Section 264 reinforce that point by their explicit reference to HHS’s regulatory power over the movement of persons to prevent the spread of communicable disease. Indeed, contrary to their cramped reading of Section 264(a), appellees acknowledge in their reply brief (at page 5) that Section 264’s regulatory power includes the power to prevent the interstate movement “of contagious persons[.]” That is the objective of the eviction moratorium.

Fourth, HHS is likely to succeed notwithstanding the Appellees’ other statutory-construction arguments. Appellees suggest that a moratorium reaching rental property should be narrowly construed to avoid intrusion on “an area traditionally left to the States.” Appellant Br. 13. But Congress has well-established authority to regulate rental housing transactions because they “substantially affect[]” interstate commerce. Rancho Viejo, LLC v. Norton, 323 F.3d 1062, 1066, 1068–70 (D.C. Cir. 2003) (quoting United States v. Lopez, 514 U.S. 549, 558-59 (1995)); see Russell v. United States, 471 U.S. 858, 862 (1985). Tellingly, under appellees’ Commerce Clause theory, even Congress’s extension of the moratorium was unconstitutional—a point that Appellees do not even acknowledge, let alone answer.

HHS is also likely to succeed despite Appellants’ federalism objection because Congress expressly empowered HHS to act in areas of traditional state authority when necessary to prevent interstate transmission of disease. See Gregory v. Ashcroft, 501 U.S. 452, 460 (1991). Appellees’ major-questions objection does not change the calculus, given the statute’s plain text and Congress’s explicit embrace in the Consolidated Appropriations Act of action it referenced HHS having taken under 42 U.S.C. § 264. Cf. Utility Air Regulatory Grp. v. EPA, 573 U.S. 302, 324 (2014). As for Appellees’ non-delegation argument, Section 264’s requirement that the regulatory measures adopted be “necessary to prevent the introduction, transmission, or spread of communicable diseases,” 42 U.S.C. § 264(a), provides an intelligible principle that guides the agency’s authority. See Gundy v. United States, 139 S. Ct. 2116, 2129 (2019); Whitman v. American Trucking Ass’ns, 531 U.S. 457, 472 (2001); Mistretta v. United States, 488 U.S. 361, 372–73 (1989).

To be sure, HHS has not previously imposed a rental-eviction moratorium under Section 264. But no public health crisis even approaching the scale and gravity of this one has occurred since the Public Health Service Act was passed in 1944. Appellees point to the lack of other eviction moratoria as a reason to question the Secretary’s

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power here, but the paucity of examples more likely underscores that the statutory constraints on HHS's regulatory authority work. Cf. Appellees' Br. In Supp. of Emergency Mot. to Vacate Stay 11-12; (quoting Utility Air Regulatory Grp., 573 U.S. at 324); Reply Br. 5.

The district court acted within its discretion in concluding that the remaining factors supported its stay of its own order. HHS has demonstrated "that lifting the national moratorium will 'exacerbate the significant public health risks identified by [the] CDC'" because, even with increased vaccinations, COVID-19 continues to spread and infect persons, and new variants are emerging. See Alabama Ass'n of Realtors, 2021 WL 1946376, at \*4 (citation omitted). The government's interest in avoiding this harm merges with the public interest factor. See Pursuing America's Greatness v. FEC, 831 F.3d 500, 511 (D.C. Cir. 2016) ("[I]n this case, the FEC's harm and the public interest are one and the same, because the government's interest *is* the public interest." (emphasis in original)).

As for harms to other parties, including Appellees, the record does not show any likelihood of irreparable injury. Appellees' briefs make conclusory reference to general financial harms their declarant suggested could befall landlords nationwide. But the record is devoid of the requisite evidence of irreparable injury likely to befall the landlord parties to this case. In particular, the record does not demonstrate any likelihood that Appellees' themselves will lose their businesses, that an appreciable percentage of their own tenants who would otherwise pay in full will be unable to repay back rent, or that financial shortfalls are unlikely ultimately to be mitigated.

To the contrary, the calibrated design of the moratorium evidences and embodies Section 264's limitations on HHS's authority, ensuring that the steps taken are all "necessary." 42 U.S.C. § 264(a). More specifically, the moratorium imposes several exacting conditions that circumscribe the reach and degree of relief the order provides, and narrowly tailors the imposition on landlords.

For starters, not all tenants qualify for relief. The moratorium applies only to renters (not mortgage holders or hotel guests) (i) who cannot find other non-shared, non-congregate housing, and (ii) whose economic need meets a stated level, arises from specified circumstances, and could not otherwise be abated. See 86 Fed. Reg. at 16,731–16,732 (definition of "Covered person" paragraphs (1)–(3), (5); and definition of "Residential property"). And the order allows landlords to initiate eviction proceedings and even to obtain removal orders—it is only the enforcement of such orders that has been temporarily halted. See 85 Fed. Reg. at 55,293 (defining "[e]vict" in part as "to remove or cause the removal of" a covered person from a residential property); CDC, HHS/CDC Temporary Halt in Residential Evictions to Prevent the Further Spread of

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COVID-19: Frequently Asked Questions 1, <https://go.usa.gov/xHvzV> (last visited June 1, 2021) (The moratorium is not “intended to prevent landlords from starting eviction proceedings, provided that the actual physical removal of a covered person for non-payment of rent does NOT take place during the period of the Order.”) (emphasis in original).

On top of that, the obligation to pay all rent due remains, and provision has been made to address the interim shortfalls. Even those tenants who do qualify for protection remain obligated to pay their rent, and to make best efforts to promptly pay in part or full. 86 Fed. Reg. at 16,732 (definition of “Covered person” paragraph (4)); *id.* at 16,738. The order specifically preserves the landlords’ legal right to recover all rent owed with interest and penalties. *See* 85 Fed. Reg. at 55,294–97. In the meantime, Congress has allocated substantial sums of money for rental assistance that is intended and designed to run to landlords like Appellees. *See, e.g.*, Consolidated Appropriations Act, 2021, div. N, title V, § 501, 134 Stat. at 2070-78.

The fact that Appellees waited eleven weeks before bringing their challenge to the moratorium and have not asked this court for an expedited resolution of the merits of the appeal further suggests that the current moratorium extension—from March 31 through June 30, 2021—does not impose irreparable harm supporting vacatur of the stay. *Cf. Fund for Animals v. Frizzell*, 530 F.2d 982, 987 (D.C. Cir. 1975).

Given all of that, the district court properly concluded that Appellees’ financial losses are at least partially recoverable, at least partially mitigated through relief from Congress, and “the magnitude” of any “additional financial losses [incurred during appeal] is outweighed by HHS’s weighty interest in protecting the public” health, *Alabama Ass’n of Realtors*, 2021 WL 1946376, at \*5—an interest that also satisfies the fourth stay factor, *id.*

For the foregoing reasons, the district court did not abuse its discretion in staying its order pending appeal. It is

**FURTHER ORDERED** that the government’s emergency motion for a stay be dismissed as moot. It is

**FURTHER ORDERED** that the motion for leave to participate as amicus be

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denied without prejudice. The court will entertain motions to participate as amicus that are accompanied by merits briefs.

**Per Curiam**

**FOR THE COURT:**

Mark J. Langer, Clerk

BY: /s/

Tatiana Magruder  
Deputy Clerk

## APPENDIX B

UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF COLUMBIA

ALABAMA ASSOCIATION OF  
REALTORS, *et al.*,

*Plaintiffs,*

v.

UNITED STATES DEPARTMENT OF  
HEALTH AND HUMAN SERVICES, *et al.*,

*Defendants.*

No. 20-cv-3377 (DLF)

**MEMORANDUM OPINION**

Before the Court is the Department of Health and Human Service’s (“the Department”) Emergency Motion for Stay Pending Appeal. Dkt. 57. Pursuant to Federal Rule of Civil Procedure 62(c), the Department seeks a stay of the Court’s May 5, 2021 order vacating the nationwide eviction moratorium issued by the Centers for Disease Control and Prevention (“CDC”). *See* Dkt. 53. For the reasons that follow, the Court will grant the motion.

**I. LEGAL STANDARD**

A stay pending appeal is an “extraordinary remedy,” *Cuomo v. U.S. Nuclear Regul. Comm’n*, 772 F.2d 972, 978 (D.C. Cir. 1985) (per curiam), as it “is an intrusion into the ordinary processes of administration and judicial review,” *Nken v. Holder*, 556 U.S. 418, 427 (2009) (internal quotation marks omitted). Accordingly, it “is not a matter of right.” *Id.* (internal quotation marks omitted). “It is instead an exercise of judicial discretion” that “is dependent upon the circumstances of the particular case.” *Id.* at 433 (internal quotation marks omitted).

The moving party bears the burden of showing that this extraordinary remedy is warranted upon consideration of four factors: “(1) whether the stay applicant has made a strong

showing that he is likely to succeed on the merits; (2) whether the applicant will be irreparably injured absent a stay; (3) whether issuance of the stay will substantially injure the other parties interested in the proceeding; and (4) where the public interest lies.” *Id.* at 433–34 (internal quotation marks omitted). The first two factors “are the most critical,” *id.* at 434, and when the government is a party, its “harm and the public interest are one and the same, because the government’s interest *is* the public interest,” *Pursuing America’s Greatness v. FEC*, 831 F.3d 500, 511 (D.C. Cir. 2016) (emphasis in original); *see Nken*, 556 U.S. at 435.

“The manner in which courts should weigh the four factors ‘remains an open question’ in this Circuit.” *Nora v. Wolf*, No. 20-cv-0993, 2020 WL 3469670, at \*6 (D.D.C. Jun. 25, 2020) (quoting *Aamer v. Obama*, 742 F.3d 1023, 1043 (D.C. Cir. 2014)). At least in the context of weighing whether to grant a preliminary injunction, the D.C. Circuit has “suggested, without deciding,” that *Winter v. Natural Resources Defense Council*, 555 U.S. 7 (2008), could be read to require a plaintiff “to independently demonstrate both a likelihood of success on the merits and irreparable harm,” *Standing Rock Sioux Tribe v. U.S. Army Corps of Eng’rs*, 205 F. Supp. 3d 4, 26 (D.D.C. 2016) (quoting *Sherley v. Sebelius*, 644 F.3d 388, 392–93 (D.C. Cir. 2011)). But in the absence of clear guidance, courts in this Circuit have continued to analyze the factors “on a sliding scale whereby a strong showing on one factor could make up for a weaker showing on another.” *NAACP v. Trump*, 321 F. Supp. 3d 143, 146 (D.D.C. 2018) (internal quotation marks omitted). Under this framework, a movant may make up for a lower likelihood of success on the merits “with a strong showing as to the other three factors, provided that the issue on appeal presents a ‘serious legal question’ on the merits.” *Cigar Ass’n of Am. v. FDA*, 317 F. Supp. 3d 555, 560 (D.D.C. 2018) (quoting *Wash. Metro. Area Transit Comm’n v. Holiday Tours, Inc.*, 559 F.2d 841, 844 (D.C. Cir. 1977)). Here, the Court will adopt the approach taken by other judges

and “apply th[is] sliding scale approach” to determine whether the Department is entitled to a stay pending resolution of its appeal. *See NAACP*, 321 F. Supp. 3d at 146 (internal quotation marks omitted). To prevail under this standard, the Department “need only raise a serious legal question on the merits” if the “other factors strongly favor issuing a stay.” *Id.* (internal quotation marks omitted).

## II. ANALYSIS

### A. Likelihood of Success

As to the first factor—the likelihood of success on the merits—“[i]t is not enough that the chance of success on the merits [is] better than negligible.” *Nken*, 556 U.S. at 434 (internal quotation marks omitted). Rather, it must be “substantial.” *Holiday Tours*, 559 F.2d at 843.

Here, the Department has not shown a substantial likelihood of success on the merits.

The Public Health Service Act provides, in relevant part:

The [CDC], with the approval of the Secretary, is authorized to make and enforce such regulations as in his judgment are necessary to prevent the introduction, transmission, or spread of communicable diseases from foreign countries into the States or possessions, or from one State or possession into any other State or possession. For purposes of carrying out and enforcing such regulations, the [Secretary] may provide for such inspection, fumigation, disinfection, sanitation, pest extermination, destruction of animals or articles found to be so infected or contaminated as to be sources of dangerous infection to human beings, and other measures, as in his judgment may be necessary.

42 U.S.C. § 264(a).

The Department continues to argue that this statutory provision vests the Secretary with “broad authority to make and enforce” *any* regulations that “in his judgment are necessary to prevent the spread of disease,” Defs.’ Mot. for Summ. J. at 11 (internal quotation marks omitted), Dkt. 26, and that the second sentence of § 264(a) imposes no limit on this “broad grant of authority,” Defs.’ Emergency Mot. for Stay Pending Appeal (“Defs.’ Mot. to Stay”) at 7–8.

The Court disagrees. Like other courts before it, this Court concluded in its May 5, 2021 Memorandum Opinion that the broad grant of rulemaking authority in the first sentence of § 264(a) is tethered to—and narrowed by—the second sentence, which enumerates various measures the Secretary “may provide for” to carry out and enforce regulations issued under § 264(a): “inspection, fumigation, disinfection, sanitation, pest extermination, [and] destruction of animals or articles found to be so infected or contaminated as to be sources of dangerous infection to human beings.” 42 U.S.C. § 264(a); *see* Mem. Op. of May 5, 2021 at 11, Dkt. 54. The Department is correct that this list of measures is not exhaustive, as the Secretary may provide for “other measures, as in his judgment may be necessary.” 42 U.S.C. § 264(a). But these “other measures” are “controlled and defined by reference to the enumerated categories before it.” *See Tiger Lily, LLC v. U.S. Dep’t of Hous. & Urb. Dev.*, 992 F.3d 518, 522–23 (6th Cir. 2021) (internal quotation marks and alteration omitted).

With that in mind, the statute could be read as requiring that the enumerated measures be directed toward “animals or articles,” 42 U.S.C. § 264(a), that are “found to be so infected or contaminated as to be sources of dangerous infection to human beings,” *id.*; *see Skyworks, Ltd. v. Ctrs. for Disease Control & Prevention*, No. 5:20-cv-2407, 2021 WL 911720, at \*10 (N.D. Ohio Mar. 10, 2021); Mem. Op. of May 5, 2021 at 11–12. Alternatively, the statute could be interpreted to tie the limitations surrounding “animals or articles” solely to “destruction.” 42 U.S.C. § 264(a). But even then, the enumerated measures—“inspection, fumigation, disinfection, sanitation, [and] pest extermination,” *id.*—are “by their common meanings and understandings. . . tied to specific, identifiable properties,” *Skyworks*, 2021 WL 911720, at \*9. And under either reading, an eviction moratorium is “radically unlike” the measures enumerated in the statute. *See Tiger Lily*, 992 F.3d at 524 (interpreting 42 U.S.C. § 264(a)). As this Court

and others have noted, to read the enumerated measures in § 264(a) as imposing no limits on the Secretary’s authority to “make and enforce regulations” would raise serious constitutional concerns. *See* Mem. Op. of May 5, 2021 at 14 (collecting cases).

The Department also contends it has a “substantial likelihood of success on appeal because Congress ratified the CDC Order in the 2021 Consolidated Appropriations Act.” Defs.’ Mot. to Stay at 2. In § 502 of that Act, Congress provided:

The order issued by the Centers for Disease Control and Prevention under section 361 of the Public Health Service Act (42 U.S.C. 264), entitled “Temporary Halt in Residential Evictions To Prevent the Further Spread of COVID–19” (85 Fed. Reg. 55292 (September 4, 2020) is extended through January 31, 2021, notwithstanding the effective dates specified in such Order.

Pub. L. No. 116-260, § 502, 134 Stat. 1182, 2078–79 (2020).

It is true that Congress may “give the force of law to official action unauthorized when taken.” *Swayne & Hoyt v. United States*, 300 U.S. 297, 301–02 (1937). But to ratify such action, Congress must make its intention clear. *See United States v. Heinszen & Co.*, 206 U.S. 370, 390 (1907); *see also Fund for Animals, Inc. v. U.S. Bureau of Land Mgmt.*, 460 F.3d 13, 19 n.7 (D.C. Cir. 2006) (noting ratification may occur when there is a “clear statement of congressional approval”) (internal citation omitted). While no “magic words are required,” Defs.’ Reply in Supp. of Partial Mot. to Dismiss at 5, Dkt. 38, Congress must use “clear and unequivocal language,” *EEOC v. CBS, Inc.*, 743 F.2d 969, 974 (2d Cir. 1984), to ratify “official action unauthorized when taken,” *Swayne & Hoyt*, 300 U.S. at 302.

Congress did not do so here. As other cases illustrate, the language of § 502 falls short of statutory provisions courts have found to ratify agency action. *See, e.g., Thomas v. Network Sols., Inc.*, 176 F.3d 500, 505 (D.C. Cir. 1999) (“is hereby legalized and ratified and confirmed as fully to all intents and purposes as if the same had, by prior act of Congress, been specifically

authorized and directed”); *Patchak v. Jewell*, 109 F. Supp. 3d 152, 158 (D.D.C. 2015) (“are ratified and confirmed”), *aff’d*, 828 F.3d 995 (D.C. Cir. 2016), *aff’d sub nom. Patchak v. Zinke*, 138 S. Ct. 897 (2018); *Am. Fed’n of Gov’t Emps. v. D.C. Fin. Resp. & Mgmt. Assistance Auth.*, 133 F. Supp. 2d 75, 77–78 (D.D.C. 2001) (“is hereby ratified and approved”); *James v. Hodel*, 696 F. Supp. 699, 701 (D.D.C. 1988) (“Congress hereby ratifies and confirms”), *aff’d sub nom. James v. Lujan*, 893 F.2d 1404 (D.C. Cir. 1990); *Heinszen*, 206 U.S. at 381 (“hereby legalized and ratified” and “is hereby legalized and ratified and confirmed as fully to all intents and purposes as if the same had, by prior act of Congress, been specifically authorized and directed”); *cf. Ex parte Endo*, 323 U.S. 283, 303 n.24 (1944) (ratification may occur through an appropriation only if the appropriation “plainly show[s] a purpose to bestow the precise authority which is claimed.”); *Schism v. United States*, 316 F.3d 1259, 1290 (Fed. Cir. 2002) (“[R]atification ordinarily cannot occur in the appropriations context unless the appropriations bill itself *expressly* allocates funds for a specific agency or activity.”) (emphasis added).

By contrast, when Congress enacted § 502 of the Consolidated Appropriations Act, it simply acknowledged that the CDC issued its order pursuant to the Public Health Service Act. Mem. Op. of May 5, 2021 at 18. It did not expressly approve of the agency’s interpretation of 42 U.S.C. § 264(a), nor did it provide the agency with any additional statutory authority. *See id.* “All § 502 did was congressionally extend the agency’s action until January 31, 2021.” *Tiger Lily*, 992 F.3d at 524. Because that date has now passed—and Congress has therefore withdrawn its support—the CDC Order must rely exclusively on the text of the Public Health Service Act. *See id.*

The Department also points to the “nationwide reach of this Court’s judgment,” Defs.’ Reply in Supp. of Mot. to Stay at 7, Dkt. 59, and insists that “traditional principles of equity and

Article III jurisdiction *require* limiting relief to the Plaintiffs,” Defs.’ Mot. to Stay at 8–9 (emphasis added). This argument, however, is “at odds with settled precedent.” *See O.A. v. Trump*, 404 F. Supp. 3d 109, 153 (D.D.C. 2019). The D.C. Circuit has instructed that when a regulation is declared unlawful, “the ordinary result is that the rule[] [is] vacated—not that [its] application to the individual petitioner is proscribed.” *Nat’l Mining Ass’n v. U.S. Army Corps of Eng’rs*, 145 F.3d 1399, 1409 (D.C. Cir. 1998) (internal quotation marks omitted). In this Circuit, “the law is clear that when a court vacates an agency rule, the vacatur applies to all regulated parties, not only those formally before the court.” *D.A.M. v. Barr*, 486 F. Supp. 3d 404, 415 (D.D.C. 2020); *O.A.*, 404 F. Supp. 3d at 152 (collecting cases).

For these reasons and for those stated in the Court’s May 5, 2021 Memorandum Opinion, the Department has not shown a substantial likelihood of success on the merits. Arguably, the Department’s failure to meet this standard is a fatal flaw for its motion. *See M.M.V. v. Barr*, 459 F. Supp. 3d 1, 4 (D.D.C. 2020) (citing *Citizens for Resp. & Ethics in Wash. v. Fed. Election Comm’n*, 904 F.3d 1014, 1019 (D.C. Cir. 2018) (per curiam)). Indeed, in another case challenging the CDC Order, the Sixth Circuit denied a similar emergency motion for stay on this ground alone. *See Tiger Lily*, 992 F.3d at 524 (“Given that the government is unlikely to succeed on the merits, we need not consider the remaining stay factors.”).

But, as noted, in this Circuit a movant’s failure to demonstrate a likelihood of success on the merits does not preclude a stay if they have raised a “serious legal question on the merits.” *See Cigar Ass’n of Am.*, 317 F. Supp. 3d at 560 (internal quotation marks omitted); *Holiday Tours*, 559 F.2d at 843. Although a majority of courts that have addressed the lawfulness of the CDC Order reached the same conclusion as this Court, *see* Mem. Op. of May 5, 2021 at 5 (collecting cases), two have disagreed, at least at the preliminary injunction stage, *see Brown v.*

*Azar*, No. 20-cv-03702, 2020 WL 6364310, at \*9–11 (N.D. Ga. Oct. 29, 2020), *appeal filed*, No. 20-14210 (11th Cir. 2020); *Chambless Enters., LLC v. Redfield*, No. 20-cv-01455, 2020 WL 7588849, at \*5–9 (W.D. La. Dec. 22, 2020), *appeal filed*, No. 21-30037 (5th Cir. 2021). Given the diverging rulings of these courts and the significance of the CDC Order, the Department has met this less demanding standard. *See Cigar Ass’n of Am.*, 317 F. Supp. 3d at 560 (internal quotation marks omitted). The Department therefore can obtain a stay if it makes a sufficiently strong showing as to the remaining stay factors. *See NAACP*, 321 F. Supp. 3d at 146.

### **B. Remaining Factors**

As to the second factor—whether the movant will be irreparably injured absent a stay—the movant must make a strong showing “that the injury claimed is both certain and great.” *Cuomo*, 772 F.2d at 976 (internal quotation marks omitted). “Probability of success is inversely proportional to the degree of irreparable injury evidenced.” *Id.* at 974. “A stay may be granted with either a high probability of success and some injury, or vice versa.” *Id.*

The Department has made a showing of irreparable injury here. As the federal agency tasked with disease control, the Department, and the CDC in particular, have a strong interest in controlling the spread of COVID-19 and protecting public health. The CDC’s most recent order is supported by observational data analyses that estimate that as many as 433,000 cases of COVID-19 and thousands of deaths could be attributed to the lifting of state-based eviction moratoria. *See* 86 Fed. Reg. 16,731, 16,734 (Mar. 31, 2021). The CDC Order also cites a mathematical model that “estimate[s] that anywhere from 1,000 to 100,000 excess cases per million population could be attributable to evictions depending on the eviction and infection rates.” *Id.* To be sure, these figures are estimates, but they nonetheless demonstrate that lifting the national moratorium will “exacerbate the significant public health risks identified by [the]

CDC.” Defs.’ Mot. to Stay at 3. Even though “vaccinations are on the rise,” Pls.’ Opp’n at 2, at least as of last week, the nation was averaging “more than 45,000 new infections per day,” Defs.’ Mot. to Stay at 5–6, and the recent “emergence of variants” presents yet another potential cause for concern, *see* 86 Fed. Reg. at 16,733. Thus, the risks to public health continue.

As to the third factor—the risk of injury to the plaintiffs—the economic impact of the CDC Order is indeed substantial. *See* Mem. Op. of May 5, 2021 at 15 n.4. The plaintiffs assert that landlords will continue to lose between \$13.8 and \$19 billion each month in unpaid rent as a result of the CDC Order, and that over the course of the year their cumulative losses will be close to \$200 billion. Pl’s Opp’n at 7 (citing Decl. of Scholastica Cororaton ¶¶ 15, 17, Dkt. 6-4).

While these financial losses are severe, some are recoverable. *See Brown*, 2020 WL 6364310, at \*20 (explaining that the fact “tenants may not currently be able to afford their rent” does not mean that the plaintiffs “will likely never be able to collect a judgment”). The CDC Order itself does not excuse tenants from making rental payments. *See* 86 Fed. Reg. at 16,736. It simply delays them. *See id.* Congress also has taken steps to provide financial relief to tenants and landlords through the Consolidated Appropriations Act, § 501, 134 Stat. at 2070–78, and the American Rescue Plan Act, Pub. L. No. 117-2, § 3201(a)(1), 135 Stat. 4, 54 (2021). These efforts help mitigate the landlords’ financial losses.

A stay to allow the D.C. Circuit time to review this Court’s ruling, presumably on an expedited basis, will no doubt result in continued financial losses to landlords. But the magnitude of these additional financial losses is outweighed by the Department’s weighty interest in protecting the public. *See League of Indep. Fitness Facilities & Trainers, Inc. v. Whitmer*, 814 F. App’x 125, 129–30 (6th Cir. 2020).

Finally, the fourth factor—the public interest—weighs in favor of a stay for the public health reasons discussed. The fact that this “litigation presents questions of ‘extraordinary public moment’ [is] a consideration which [also] militates in favor of a stay.” *Al-Adahi v. Obama*, 672 F. Supp. 2d 81, 84 (D.D.C. 2009) (quoting *Landis v. N. Am. Co.*, 299 U.S. 248, 256 (1936)).

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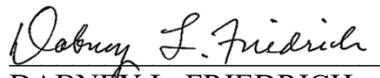
Weighing each of the traditional stay factors, the Court will exercise its discretion to grant the Department’s Emergency Motion for Stay Pending Appeal. Although the Court believes, as one Circuit has already held, *see Tiger Lily*, 992 F.3d at 524, there is not a substantial likelihood the Department will succeed on appeal, the CDC’s nationwide eviction moratorium raises serious legal questions. The Department also has made a sufficiently strong showing as to the remaining factors to justify a stay of this Court’s decision.

The Court remains mindful that landlords across the country have incurred substantial economic hardships as a result of the CDC’s nationwide moratorium on evictions. The longer the moratorium remains in effect, the more these hardships will be exacerbated. Even so, given the public health consequences cited by the CDC, a stay is warranted.

#### CONCLUSION

For the foregoing reasons, the Department’s Emergency Motion for Stay Pending Appeal is granted. A separate order consistent with this decision accompanies this memorandum opinion.

May 14, 2021

  
DABNEY L. FRIEDRICH  
United States District Judge

## APPENDIX C

**UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF COLUMBIA**

ALABAMA ASSOCIATION OF  
REALTORS, *et al.*,

*Plaintiffs,*

v.

UNITED STATES DEPARTMENT OF  
HEALTH AND HUMAN SERVICES, *et al.*,

*Defendants.*

No. 20-cv-3377 (DLF)

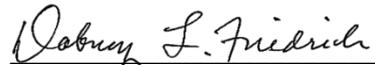
**ORDER**

For the reasons stated in the accompanying Memorandum Opinion, it is

**ORDERED** that the defendants' Emergency Motion for Stay Pending Appeal, Dkt. 57, is  
**GRANTED**. It is further

**ORDERED** that, pursuant to Federal Rule of Civil Procedure 62(c), this Court's May 5,  
2021 Order, Dkt. 53, will remain **STAYED** pending the defendants' appeal in this matter.

May 14, 2021

  
DABNEY L. FRIEDRICH  
United States District Judge

## APPENDIX D

UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF COLUMBIA

ALABAMA ASSOCIATION OF  
REALTORS, *et al.*,

*Plaintiffs,*

v.

UNITED STATES DEPARTMENT OF  
HEALTH AND HUMAN SERVICES, *et al.*,

*Defendants.*

No. 20-cv-3377 (DLF)

**MEMORANDUM OPINION**

As part of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Pub. L. No. 116-136, 134 Stat. 281 (2020), Congress enacted a 120-day eviction moratorium that applied to rental properties receiving federal assistance, *id.* § 4024(b). After that moratorium expired, the U.S. Department of Health and Human Services (HHS), through the Centers for Disease Control and Prevention (CDC), issued an order implementing a broader eviction moratorium that applied to all rental properties nationwide, 85 Fed. Reg. 55,292 (Sept. 4, 2020), which prompted this suit. Since then, Congress has granted a 30-day extension of the CDC Order, and the CDC has extended the order twice itself. The current order is set to expire on June 30, 2021.

In this action, the plaintiffs raise a number of statutory and constitutional challenges to the CDC Order. Before the Court is the plaintiffs' Motion for Expedited Summary Judgment, Dkt. 6, as well as the Department's Motion for Summary Judgment, Dkt. 26, and Partial Motion to Dismiss, Dkt. 32. For the reasons that follow, the Court will grant the plaintiffs' motion and deny the Department's motions.

## I. BACKGROUND

On March 13, 2020, then-President Trump declared COVID-19 a national emergency. *See generally* Declaring a National Emergency Concerning the Novel Coronavirus Disease (COVID-19) Outbreak, Proclamation 9994, 85 Fed. Reg. 15,337 (Mar. 13, 2020). Two weeks later, he signed the CARES Act into law. *See* Pub. L. No. 116-136, 134 Stat. 281 (2020). The CARES Act included a 120-day eviction moratorium with respect to rental properties that participated in federal assistance programs or were subject to federally-backed loans. *See id.* § 4024. In addition, some—but not all—states adopted their own temporary eviction moratoria. Administrative Record (“AR”) at 966–72, 986–1024, Dkt. 40. The CARES Act’s federal eviction moratorium expired in July 2020.

On August 8, 2020, then-President Trump issued an executive order directing the Secretary of HHS (“the Secretary”) and the Director of the CDC to “consider whether any measures temporarily halting residential evictions of any tenants for failure to pay rent are reasonably necessary to prevent the further spread of COVID-19 from one State or possession into any other State or possession.” Fighting the Spread of COVID-19 by Providing Assistance to Renters and Homeowners, Executive Order 13,945, 85 Fed. Reg. 49,935, 49,936 (Aug. 8, 2020).

Weeks later, on September 4, 2020, the CDC issued the “Temporary Halt in Residential Evictions To Prevent the Further Spread of COVID-19” (“CDC Order”), pursuant to § 361 of the Public Health Service Act, 42 U.S.C. § 264(a), and 42 C.F.R. § 70.2. 85 Fed. Reg. 55,292 (Sept. 4, 2020). In this order, the CDC determined that a temporary halt on residential evictions was “a reasonably necessary measure . . . to prevent the further spread of COVID-19.” 85 Fed. Reg. at 55,296. As the CDC explained, the eviction moratorium facilitates self-isolation for individuals

infected with COVID-19 or who are at a higher-risk of severe illness from COVID-19 given their underlying medical conditions. *Id.* at 55,294. It also enhances state and local officials' ability to implement stay-at-home orders and other social distancing measures, reduces the need for congregate housing, and helps prevent homelessness. *Id.* at 55,294.

The CDC Order declared that “a landlord, owner of a residential property, or other person with a legal right to pursue eviction or possessory action shall not evict any covered person.” *Id.* at 55,296. To qualify for protection under the moratorium, a tenant must submit a declaration to their landlord affirming that they: (1) have “used best efforts to obtain all available government assistance for rent or housing”; (2) expect to earn less than \$99,000 in annual income in 2020, were not required to report any income in 2019 to the Internal Revenue Service, or received a stimulus check under the CARES Act; (3) are “unable to pay the full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, a lay-off, or extraordinary out-of-pocket medical expenses”; (4) are “using best efforts to make timely partial payments”; (5) would likely become homeless or be forced to move into a shared residence if evicted; (6) understand that rent obligations still apply; and (7) understand that the moratorium is scheduled to end on December 31, 2020. *Id.* at 55,297.

Unlike the CARES Act's moratorium, which only applied to certain federally backed rental properties, the CDC Order applied to all residential properties nationwide. *Id.* at 55,293. In addition, the CDC Order includes criminal penalties. Individuals who violate its provisions are subject to a fine of up to \$250,000, one year in jail, or both, and organizations are subject to a fine of up to \$500,000. *Id.* at 55,296.

The CDC Order was originally slated to expire on December 31, 2020. *Id.* at 55,297. As part of the Consolidated Appropriations Act, however, Congress extended the CDC Order to

apply through January 31, 2021, Pub. L. No. 116-260, § 502, 134 Stat. 1182 (2020). On January 29, 2021, the CDC extended the order through March 31, 2021. Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19, 86 Fed. Reg. 8020 (Feb. 3, 2021). In this extension, the CDC updated its findings to account for new evidence of how conditions had worsened since the original order was issued, as well as “[p]reliminary modeling projections and observational data” from states that lifted eviction moratoria “indicat[ing] that evictions substantially contribute to COVID-19 transmission.” *Id.* at 8022. The CDC later extended the order through June 30, 2021. Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19, 86 Fed. Reg. 16,731 (Mar. 31, 2021).

#### **A. Procedural History**

The plaintiffs—Danny Fordham, Robert Gilstrap, the corporate entities they use to manage rental properties (Fordham & Associates, LLC, H.E. Cauthen Land and Development, LLC, and Title One Management, LLC), and two trade associations (the Alabama and Georgia Associations of Realtors)—filed this action on November 20, 2020. Compl., Dkt. 1. They challenge the lawfulness of the eviction moratorium on a number of statutory and constitutional grounds. The plaintiffs allege that the eviction moratorium exceeds the CDC’s statutory authority, *id.* ¶¶ 81–84 (Count III), violates the notice-and-comment requirement, *id.* ¶¶ 63–70 (Count I), and is arbitrary and capricious, *id.* ¶¶ 85–91 (Count IV), all in violation of the Administrative Procedure Act (APA). The plaintiffs further allege that the eviction moratorium fails to comply with the Regulatory Flexibility Act. *Id.* ¶¶ 71–78 (Count II). To the extent that the Public Health Service Act authorizes the eviction moratorium, the plaintiffs allege that the Act is an unconstitutional delegation of legislative power under Article I. *Id.* ¶¶ 92–95 (Count V). Finally, the plaintiffs allege that the eviction moratorium constitutes an unlawful taking of

property in violation of the Takings Clause, *id.* ¶¶ 96–103 (Count VI), violates the Due Process Clause, *id.* ¶¶ 96–110 (Count VII), and deprives the plaintiffs of their right of access to courts, *id.* ¶¶ 111–15 (Count VIII). The plaintiffs seek declaratory and injunctive relief, attorneys’ fees and costs, and any other relief the Court deems just and proper. *Id.* ¶¶ 116–20.

Before the Court is the plaintiffs’ expedited motion for summary judgment, Dkt. 6, and the Department’s cross-motion for summary judgment. Also before the Court is the Department’s partial motion to dismiss, Dkt. 32, in which the Department argues that Congress ratified the CDC Order when it extended the eviction moratorium in the Consolidated Appropriations Act of 2021. All three motions are now ripe for review.

### **B. Relevant Decisions**

This Court is not the first to address a challenge to the national eviction moratorium set forth in the CDC Order. In the last several months, at least six courts have considered various statutory and constitutional challenges to the CDC Order. Most recently, the Sixth Circuit denied a motion to stay a district court decision that held that the order exceeded the CDC’s authority under 42 U.S.C. § 264(a), *see Tiger Lily, LLC v. United States Dep’t of Hous. & Urb. Dev.*, No. 2:20-cv-2692, 2021 WL 1171887, at \*4 (W.D. Tenn. Mar. 15, 2021) (concluding that the CDC Order exceeded the statutory authority of the Public Health Service Act), *appeal filed* No. 21-5256 (6th Cir. 2021); *Tiger Lily, LLC v. United States Dep’t of Hous. & Urb. Dev.*, 992 F.3d 518, 520 (6th Cir. 2021) (denying emergency motion for stay pending appeal); *see also Skyworks, Ltd. v. Ctrs. for Disease Control & Prevention*, No. 5:20-cv-2407, 2021 WL 911720, at \*12 (N.D. Ohio Mar. 10, 2021) (holding that the CDC exceeded its authority under 42 U.S.C. § 264(a)). Two other district courts, however, declined to enjoin the CDC Order at the preliminary injunction stage, *see Brown v. Azar*, No. 1:20-cv-03702, 2020 WL 6364310, at \*9–

11 (N.D. Ga. Oct. 29, 2020), *appeal filed*, No. 20-14210 (11th Cir. 2020); *Chambless Enterprises, LLC v. Redfield*, No. 20-cv-01455, 2020 WL 7588849, at \*5–9 (W.D. La. Dec. 22, 2020), *appeal filed*, No. 21-30037 (5th Cir. 2021). Separately, another district court declared that the federal government lacks the constitutional authority altogether to issue a nationwide moratorium on evictions. *See Terkel v. Ctrs. for Disease Control & Prevention*, No. 6:20-cv-564, 2021 WL 742877, at \*1–2, 10–11 (E.D. Tex. Feb. 25, 2021), *appeal filed*, No. 21-40137 (5th Cir. 2021).

## II. LEGAL STANDARD

Summary judgment is proper if the moving party “shows that there is no genuine dispute as to any material fact and the movant is entitled to judgment as a matter of law.” Fed. R. Civ. P. 56(a); *see also Anderson v. Liberty Lobby, Inc.*, 477 U.S. 242, 247–48 (1986). A fact is “material” if it has the potential to change the substantive outcome of the litigation. *See id.* at 248; *Holcomb v. Powell*, 433 F.3d 889, 895 (D.C. Cir. 2006). And a dispute is “genuine” if a reasonable jury could determine that the evidence warrants a verdict for the nonmoving party. *See Anderson*, 477 U.S. at 248; *Holcomb*, 433 F.3d at 895.

In a case reviewing agency action, summary judgment “serves as the mechanism for deciding, as a matter of law, whether the agency action is supported by the administrative record and otherwise consistent with the APA standard of review.” *Sierra Club v. Mainella*, 459 F. Supp. 2d 76, 90 (D.D.C. 2006). “[T]he entire case . . . is a question of law,” and the district court “sits as an appellate tribunal.” *Am. Bioscience, Inc. v. Thompson*, 269 F.3d 1077, 1083 (D.C. Cir. 2001) (internal quotation marks and footnote omitted).

### III. ANALYSIS

#### A. Standing

Article III of the Constitution limits the “judicial Power” of federal courts to “Cases” and “Controversies.” U.S. Const. art. III, § 2, cl. 1. “[T]here is no justiciable case or controversy unless the plaintiff has standing.” *West v. Lynch*, 845 F.3d 1228, 1230 (D.C. Cir. 2017). To establish standing, a plaintiff must demonstrate a concrete injury-in-fact that is fairly traceable to the defendant’s action and redressable by a favorable judicial decision. *Summers v. Earth Island Inst.*, 555 U.S. 488, 493 (2009).

Since the CDC Order went into effect, the three real estate management company plaintiffs have each had tenants who have stopped paying rent, invoked the protections of the eviction moratorium, and would be subject to eviction but for the CDC Order. *See* Decl. of Danny Fordham ¶¶ 2–5, 9–17, Dkt. 6-2; Decl. of Robert Gilstrap ¶¶ 2, 4–12, Dkt. 6-3. At a minimum, these three plaintiffs have established a concrete injury that is traceable to the CDC Order and is redressable by a decision vacating the CDC Order. *See Summers*, 555 U.S. at 493. “[I]t is immaterial that other plaintiffs might be unable to demonstrate their own standing,” *J.D. v. Azar*, 925 F.3d 1291, 1323 (D.C. Cir. 2019), because “Article III’s case-or-controversy requirement is satisfied if one plaintiff can establish injury and standing,” *id.*

#### B. The Agency’s Statutory Authority

Section 361 of the Public Health Service Act empowers the Secretary to “make and enforce such regulations as in his judgment are necessary to prevent the introduction, transmission, or spread of communicable diseases” either internationally or between states.<sup>1</sup> 42

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<sup>1</sup> “Although the statute states that this authority belongs to the Surgeon General, subsequent reorganizations not relevant here have resulted in the transfer of this responsibility to the Secretary.” *Skyworks*, 2021 WL 911720, at \*5.

U.S.C. § 264(a). “For purposes of carrying out and enforcing such regulations,” the Secretary is authorized to “provide for such inspection, fumigation, disinfection, sanitation, pest extermination, destruction of animals or articles found to be so infected or contaminated as to be sources of dangerous infection to human beings, and other measures, as in his judgment may be necessary.” *Id.* The Secretary is also authorized to, within certain limits, make and enforce regulations to apprehend, examine, and, if necessary, detain individuals “believed to be infected with a communicable disease” or who are “coming into a State or possession” from a foreign country. *Id.* § 264(b)–(d).

By regulation, the Secretary delegated this authority to the Director of the CDC. 42 C.F.R. § 70.2. Pursuant to this regulation, when the Director of the CDC determines that the measures taken by health authorities of any state or local jurisdiction are insufficient to prevent the spread of communicable disease, “he/she may take such measures to prevent such spread of the diseases as he/she deems reasonably necessary, including inspection, fumigation, disinfection, sanitation, pest extermination, and destruction of animals or articles believed to be sources of infection.” *Id.*

In determining whether the eviction moratorium in the CDC Order exceeds the Department’s statutory authority, the Department urges the Court to apply the familiar two-step *Chevron* framework. *See* Defs.’ Mot. for Summ. J. (“Def.’s Cross-Mot.”) at 8 (citing *Chevron, U.S.A., Inc. v. Nat’l Res. Def. Council, Inc.*, 467 U.S. 837, 842 (1984)). While it is true that “the CDC did not follow APA notice-and-comment rulemaking procedures before issuing the Eviction Moratorium,” Pl.’s Mem. in Supp. of Expedited Mot. for Summ. J. (“Pl.’s Mem.”) at 21, Dkt. 6-1, “*Chevron* deference is not necessarily limited to regulations that are the product of notice-and-comment rulemaking,” *Pub. Citizen, Inc. v. U.S. Dep’t of Health & Hum. Servs.*, 332

F.3d 654, 660 (D.C. Cir. 2003). The *Chevron* framework applies where “Congress [has] delegated authority to the agency generally to make rules carrying the force of law” and “the agency interpretation claiming deference was promulgated in the exercise of that authority.” *United States v. Mead*, 533 U.S. 218, 226–27 (2001); *Fox v. Clinton*, 684 F.3d 67, 78 (D.C. Cir. 2012). Here, the CDC Order was issued pursuant to a broad grant of rulemaking authority, *see* 42 U.S.C. § 264(a) (authorizing the Secretary to “make and enforce” regulations “to prevent the introduction, transmission, or spread of communicable diseases.”); 42 C.F.R. § 70.2 (delegating this authority to the Director of the CDC), and was “clearly intended to have general applicability.” *Kaufman v. Nielsen*, 896 F.3d 475, 484 (D.C. Cir. 2018). It was also issued “with a lawmaking pretense in mind,” *Mead*, 533 U.S. at 233, published in the Federal Register, *see Citizens Exposing Truth about Casinos v. Kempthorne*, 492 F.3d 460, 467 (D.C. Cir. 2007), and backed with the threat of criminal penalties, 85 Fed. Reg. 55,296. Because the CDC Order was clearly intended to have the force of law, the two-step *Chevron* framework applies.<sup>2</sup>

Applying *Chevron* and using the traditional tools of statutory interpretation, a court must first consider at Step One “whether Congress has directly spoken to the precise question at issue.” *Chevron*, 467 U.S. at 842. “If Congress has directly spoken to [an] issue, that is the end of the

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<sup>2</sup> The fact that section 361 of the Public Health Service Act is administered by both the CDC and the FDA, *see* Control of Communicable Diseases; Apprehension and Detention of Persons With Specific Diseases; Transfer of Regulations, 65 Fed. Reg. 49,906, 49,907 (Aug. 16, 2000), does not preclude application of the *Chevron* framework. While courts “generally do not apply *Chevron* deference when the statute in question is administered by multiple agencies,” *Kaufman*, 896 F.3d at 483; *see also, e.g., DeNaples v. Office of Comptroller of Currency*, 706 F.3d 481, 487 (D.C. Cir. 2013), the FDA and the CDC are both sub-agencies within HHS. Accordingly, “there is nothing special to undermine *Chevron*’s premise that the grant of authority reflected a congressional expectation that courts would defer” to reasonable agency interpretations of the statute, and there is little risk of “conflicting mandates to regulated entities.” *Loan Syndications & Trading Ass’n v. Sec. & Exch. Comm’n*, 882 F.3d 220, 222 (D.C. Cir. 2018) (summarizing instances where “*Chevron* is inapplicable due to the multiplicity of agencies”).

matter.” *Confederated Tribes of Grand Ronde Cmty. of Or. v. Jewell*, 830 F.3d 552, 558 (D.C. Cir. 2016) (citing *Chevron*, 467 U.S. at 837). “[T]he court, as well [as] the agency, must give effect to the unambiguously expressed intent of Congress.” *Lubow v. U.S. Dep’t of State*, 783 F.3d 877, 884 (D.C. Cir. 2015) (quoting *Chevron*, 467 U.S. at 842–43). Only if the text is silent or ambiguous does a court proceed to Step Two. There, a court must “determine if the agency’s interpretation is permissible, and if so, defer to it.” *Confederated Tribes of Grand Ronde Cmty.*, 830 F.3d at 558. To determine “whether [an] agency’s interpretation is permissible or instead is foreclosed by the statute,” courts use “all the tools of statutory interpretation,” *Loving v. IRS*, 742 F.3d 1013, 1016 (D.C. Cir. 2014), and “interpret the words [of a statute] consistent with their ordinary meaning at the time Congress enacted the statute,” *Wisconsin Cent. Ltd. v. United States*, 138 S. Ct. 2067, 2070 (2018) (internal quotation marks and alteration omitted); *see also* Antonin Scalia & Bryan A. Garner, *Reading Law: The Interpretation of Legal Texts* 78 (2012) (“Words must be given the meaning they had when the text was adopted.”).

The first question, then, is whether the relevant statutory language addresses the “precise question at issue.” *Chevron*, 467 U.S. at 842. As noted, the Public Health Service Act provides, in relevant part:

The [CDC], with the approval of the Secretary, is authorized to make and enforce such regulations as in his judgment are necessary to prevent the introduction, transmission, or spread of communicable diseases from foreign countries into the States or possessions, or from one State or possession into any other State or possession. For purposes of carrying out and enforcing such regulations, the [Secretary] may provide for such inspection, fumigation, disinfection, sanitation, pest extermination, destruction of animals or articles found to be so infected or contaminated as to be sources of dangerous infection to human beings, and other measures, as in his judgment may be necessary.

42 U.S.C. § 264(a). Other subsections of the Act authorize, in certain circumstances, the quarantine of individuals in order to prevent the interstate or international spread of disease. *See id.* § 264(b)–(d). Though the Public Health Service Act grants the Secretary broad authority to

make and enforce regulations necessary to prevent the spread of disease, his authority is not limitless.

Section 264(a) provides the Secretary with general rulemaking authority to “make and enforce *such regulations*,” *id.* § 264(a) (emphasis added), that “in his judgment are necessary” to combat the international or interstate spread of communicable disease, *id.* But this broad grant of rulemaking authority in the first sentence of § 264(a) is tethered to—and narrowed by—the second sentence. It states: “For purposes of carrying out and enforcing *such regulations*,” *id.* (emphasis added), the Secretary “may provide for such inspection, fumigation, disinfection, sanitation, pest extermination [and] destruction of animals or articles found to be so infected or contaminated as to be sources of dangerous infection to human beings.” *Id.*

These enumerated measures are not exhaustive. The Secretary may provide for “other measures, as in his judgment may be necessary.” *Id.* But any such “other measures” are “controlled and defined by reference to the enumerated categories before it.” *See Tiger Lily*, 992 F.3d at 522–23 (internal quotation marks and alteration omitted); *id.* at 522 (applying the *eiusdem generis* canon to interpret the residual catchall phrase in § 264(a)). These “other measures” must therefore be similar in nature to those listed in § 264(a). *Id.*; *Skyworks*, 2021 WL 911720, at \*10. And consequently, like the enumerated measures, these “other measures” are limited in two significant respects: first, they must be directed toward “animals or articles,” 42 U.S.C. § 264(a), and second, those “animals or articles” must be “found to be so infected or contaminated as to be sources of dangerous infection to human beings,” *id.*; *see Skyworks*, 2021 WL 911720, at \*10. In other words, any regulations enacted pursuant to § 264(a) must be directed toward “specific targets ‘found’ to be sources of infection.” *Id.*

The national eviction moratorium satisfies none of these textual limitations. Plainly, imposing a moratorium on evictions is different in nature than “inspect[ing], fumigat[ing], disinfect[ing], sanit[izing], . . . exterminat[ing] [or] destr[oying],” 42 U.S.C. § 264(a), a potential source of infection. *See Tiger Lily*, 992 F.3d at 524. Moreover, interpreting the term “articles” to include evictions would stretch the term beyond its plain meaning. *See Webster’s New International Dictionary* 156 (2d ed. 1945) (defining an “article” as “[a] thing of a particular class or kind” or “a commodity”); *see also Skyworks*, 2021 WL 911720, at \*10. And even if the meaning of the term “articles” could be stretched that far, the statute instructs that they must be “found to be so infected or contaminated as to be sources of dangerous infection to human beings.” 42 U.S.C. § 264(a). The Secretary has made no such findings here. The fact that individuals with COVID-19 can be asymptomatic and that the disease is difficult to detect, Mot. Hr’g Rough Tr. at 26,<sup>3</sup> does not broaden the Secretary’s authority beyond what the plain text of § 264(a) permits.

The Department reads § 264(a) another way. In the Department’s view, the grant of rulemaking authority in § 264(a) is not limited *in any way* by the specific measures enumerated in § 264(a)’s second sentence. Defs.’ Cross-Mot. at 18, 19 n.2. According to the Department, Congress granted the Secretary the “broad authority to make and enforce” *any* regulations that “in his judgment are necessary to prevent the spread of disease,” *id.* at 11 (internal quotation marks omitted), across states or from foreign countries. In other words, the grant of rulemaking authority in § 264(a)’s first sentence is a congressional deferral to “the ‘judgment’ of public

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<sup>3</sup> The official transcript from the motions hearing held on April 29, 2021 is forthcoming, and this opinion will be updated to include citations to that transcript when it becomes available.

health authorities about what measures they deem ‘necessary’ to prevent contagion.” *Id.* at 9 (quoting 42 U.S.C. § 264(a)).

The Department’s interpretation goes too far. The first sentence of § 264(a) is the starting point in assessing the scope of the Secretary’s delegated authority. But it is not the ending point. While it is true that Congress granted the Secretary broad authority to protect the public health, it also prescribed clear means by which the Secretary could achieve that purpose. *See Colo. River Indian Tribes v. Nat’l Indian Gaming Comm’n*, 466 F.3d 134, 139 (D.C. Cir. 2006). And those means place concrete limits on the steps the Department can take to prevent the interstate and international spread of disease. *See supra* at 11. To interpret the Act otherwise would ignore its text and structure.

At *Chevron*’s first step, this Court must apply the “ordinary tools of the judicial craft,” *Mozilla Corp. v. Fed. Commc’ns Comm’n*, 940 F.3d 1, 20 (D.C. Cir. 2019), including canons of construction, *see ArQule, Inc. v. Kappos*, 793 F. Supp. 2d 214, 219–20 (D.D.C. 2011). These canons confirm what the plain text reveals. The Secretary’s authority does not extend as far as the Department contends.

*First*, “[i]t is... a cardinal principle of statutory construction that [courts] must give effect, if possible, to every clause and word of a statute.” *Williams v. Taylor*, 529 U.S. 362, 404 (2000) (internal quotation marks omitted). Applying that principle here, the Department’s broad reading of § 264(a)’s first sentence would render the second sentence superfluous. If the first sentence empowered the Secretary to enact *any* regulation that, in his “judgment,” was “necessary” to prevent the interstate spread of communicable disease, *id.*, there would be no need for Congress to enumerate the “measures” that the Secretary “may provide for” to carry out and enforce those regulations, *see id.* Though the surplusage canon “is not absolute,” *Lamie v.*

*U.S. Tr.*, 540 U.S. 526, 536 (2004); *Arlington Cent. Sch. Dist. Bd. of Educ. v. Murphy*, 548 U.S. 291, 299 n.1 (2006), like the plain language, it supports a narrow reading of the statute.

*Second*, the canon of constitutional avoidance instructs that a court shall construe a statute to avoid serious constitutional problems unless such a construction is contrary to the clear intent of Congress. *See Edward J. DeBartolo Corp. v. Fla. Gulf Coast Bldg. & Constr. Trades Council*, 485 U.S. 568, 575 (1988). An overly expansive reading of the statute that extends a nearly unlimited grant of legislative power to the Secretary would raise serious constitutional concerns, as other courts have found. *See, e.g., Skyworks*, 2021 WL 911720, at \*9 (noting that such a reading would raise doubts as to “whether Congress violated the Constitution by granting such a broad delegation of power unbounded by clear limitations or principles.”); *Tiger Lily*, 992 F.3d at 523 (same); *id.* (“[W]e cannot read the Public Health Service Act to grant the CDC power to insert itself into the landlord-tenant relationship without some clear, unequivocal textual evidence of Congress’s intent to do so”); *Terkel*, 2021 WL 742877, at \*4–6 (holding that the CDC’s eviction moratorium exceeds the federal government’s power under the Commerce Clause). Congress did not express a clear intent to grant the Secretary such sweeping authority.

And *third*, the major questions doctrine is based on the same principle: courts “expect Congress to speak *clearly* if it wishes to assign to an agency decisions of vast ‘economic and political significance.’” *Util. Air Regul. Grp. v. EPA*, 573 U.S. 302, 324 (2014) (quoting *FDA v. Brown & Williamson Tobacco Corp.*, 529 U.S. 120, 133 (2000) (emphasis added)); *Am. Lung Ass’n v. EPA*, 985 F.3d 914, 959 (D.C. Cir. 2021) (collecting cases). There is no question that the decision to impose a nationwide moratorium on evictions is one “of vast economic and political significance.” *Util. Air Regul. Grp.*, 573 U.S. at 324 (internal quotation marks omitted).

Not only does the moratorium have substantial economic effects,<sup>4</sup> eviction moratoria have been the subject of “earnest and profound debate across the country,” *Gonzales v. Oregon*, 546 U.S. 243, 267 (2006) (internal quotation marks omitted). At least forty-three states and the District of Columbia have imposed state-based eviction moratoria at some point during the COVID-19 pandemic, *see* 86 Fed. Reg. 16,731, 16,734, though, as the CDC noted in its most recent extension of the CDC Order, these protections either “have expired or are set to expire in many jurisdictions,” *id.* at 16,737 n.35. Congress itself has twice addressed the moratorium on a nationwide-level—once through the CARES Act, *see* Pub. L. No. 116-136, § 4024, 134 Stat. 281 (2020), and again through the Consolidated Appropriations Act, *see* Pub. L. No. 116-260, § 502, 134 Stat. 1182 (2020).

Accepting the Department’s expansive interpretation of the Act would mean that Congress delegated to the Secretary the authority to resolve not only this important question, but endless others that are also subject to “earnest and profound debate across the country.” *Gonzales*, 546 U.S. at 267 (internal quotation marks omitted). Under its reading, so long as the Secretary can make a determination that a given measure is “necessary” to combat the interstate or international spread of disease, there is no limit to the reach of his authority.<sup>5</sup>

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<sup>4</sup> In their briefing, the parties dispute the economic impact of the CDC order, *see, e.g.*, Pl.’s Mem. at 2 (estimating the nation’s landlords will suffer “\$55-76 billion” in losses as a consequence of the initial moratorium); Def.’s Cross-Mot. at 15 n.4 (disputing these figures). Regardless, the economic impact of the CDC Order is substantial. Indeed, the CDC itself estimates that “as many as 30-40 million people in America could be at risk of eviction” absent the CDC’s moratorium as well as other State and local protections, 85 Fed. Reg. at 55,294–95. The CDC Order also qualifies as “a major rule under the Congressional Review Act,” *id.* at 55,296, which means it is expected to have “an annual effect on the economy of \$100,000,000 or more,” 5 U.S.C. § 804(2).

<sup>5</sup> The only other potential limitation, imposed by regulation, is that the Director of the CDC would need to conclude that state and local health authorities have not taken sufficient measures to prevent the spread of communicable disease. *See* 42 C.F.R. § 70.2.

“Congress could not have intended to delegate” such extraordinary power “to an agency in so cryptic a fashion.” *Brown & Williamson Tobacco Corp.*, 529 U.S. at 159. To be sure, COVID-19 is a novel disease that poses unique and substantial public health challenges, *see* Def.’s Cross-Mot. at 14, but the Court is “confident that the enacting Congress did not intend to grow such a large elephant in such a small mousehole.” *Loving.*, 742 F.3d at 1021; *see also* *Brown & Williamson*, 529 U.S. at 160.

It is also telling that the CDC has never used § 264(a) in this manner. As the Department confirms, § 264(a) “has never been used to implement a temporary eviction moratorium,” and “has rarely [been] utilized . . . for disease-control purposes.” *See* Defs.’ Cross-Mot. at 13–15, 23. “When an agency claims to discover in a long-extant statute an unheralded power to regulate a significant portion of the American economy,” the Court must “greet its announcement with a measure of skepticism.” *Util. Air Regul. Grp.*, 573 U.S. at 324 (internal quotation marks omitted).

The Department advances one final counterargument. It notes that subsequent subsections of the statute, § 264(b)–(d), contemplate that the Secretary may, under certain carefully prescribed circumstances, provide for the “apprehension, detention, or conditional release of individuals” who are arriving in the United States from abroad or who are “reasonably believed to be infected with a communicable disease,” 42 U.S.C. § 264(b)–(d). And it stresses that enforced quarantines are not listed in—and are different in kind from—the measures enumerated in § 264(a). Defs.’ Cross-Mot. at 10–11. Accordingly, the Department contends that the presence of these subsequent subsections demonstrates that the list of means in the second sentence of § 264(a) imposes *no* limits on the Secretary’s authority under § 264(a). *Id.*

This argument is not persuasive. No doubt, Congress intended to give the Secretary—and, by extension, health experts in the CDC—the discretion and flexibility to thwart the spread of disease. But the quarantine provisions in § 264(b)–(d) are structurally separate from those in § 264(a). *Tiger Lily*, 992 F.3d at 524 (noting that the provisions in § 264(b)–(d) restrict individual liberty interests, while § 264(a) is concerned exclusively with property interests). And regardless, like the enumerated measures in § 264(a), the quarantine provisions are cabined and directed toward individuals who are either entering the United States or “reasonably believed to be infected,” 42 U.S.C. § 264(c)–(d), and “not to amorphous disease spread” more generally, *Skyworks*, 2021 WL 911720, at \*10. The quarantine provisions in § 264(b)–(d) therefore do not provide support for the eviction moratorium.

In sum, the Public Health Service Act authorizes the Department to combat the spread of disease through a range of measures, but these measures plainly do not encompass the nationwide eviction moratorium set forth in the CDC Order.<sup>6</sup> Thus, the Department has exceeded the authority provided in § 361 of the Public Health Service Act, 42 U.S.C. § 264(a).

### **C. Ratification of the CDC Order**

In its partial motion to dismiss, the Department argues that Congress ratified the agency’s action when it extended the moratorium in the Consolidated Appropriations Act.<sup>7</sup> *See* Defs.’

Partial Mot. at 7–9. The initial CDC Order was set to expire on December 31, 2020, *see* 85 Fed.

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<sup>6</sup> Because the CDC Order exceeds the Secretary’s authority, the Court need not address the plaintiffs’ remaining challenges to the eviction moratorium.

<sup>7</sup> The Department initially argued in its partial motion to dismiss that Counts I–V of the complaint were moot in light of Congress’s extension of the CDC Order. Defs.’ Mem. in Supp. of Partial Mot. to Dismiss (“Defs.’ Partial Mot.”) at 1, Dkt. 32-1. But this congressional extension of the CDC Order has since expired, so the Department has withdrawn this argument. *See* Joint Status Report at 2, Dkt. 36.

Reg. at 55,297, but Congress extended the expiration date until January 31, 2021, by including § 502 in the Consolidated Appropriations Act. Section 502 provided:

The order issued by the Centers for Disease Control and Prevention under section 361 of the Public Health Service Act (42 U.S.C. 264), entitled “Temporary Halt in Residential Evictions To Prevent the Further Spread of COVID–19” (85 Fed. Reg. 55292 (September 4, 2020)) is extended through January 31, 2021, notwithstanding the effective dates specified in such Order.

Pub. L. No. 116-260, § 502, 134 Stat. 1182 (2020).

“Congress ‘has the power to ratify the acts which it might have authorized’ in the first place,” *Thomas v. Network Sols., Inc.*, 176 F.3d 500, 506 (D.C. Cir. 1999) (quoting *United States v. Heinszen & Co.*, 206 U.S. 370, 384 (1907)), “and give the force of law to official action unauthorized when taken,” *Swayne & Hoyt v. United States*, 300 U.S. 297, 301–02 (1937). To do so, however, Congress must make its intention explicit. *Heinszen*, 206 U.S. at 390.

Congress did not do so here. When Congress granted a temporary extension of the eviction moratorium by enacting § 502, it acknowledged that the CDC issued its order pursuant to the Public Health Service Act. It did not, however, expressly approve of the agency’s interpretation of 42 U.S.C. § 264(a) or provide the agency with any additional statutory authority. *See Tiger Lily*, 992 F.3d at 524; *Skyworks*, 2021 WL 911720, at \*12. Instead, Congress merely extended the CDC Order for a limited 30-day duration.

“[C]ongressional acquiescence to administrative interpretations of a statute” is “recognize[d]. . . with extreme care.” *See Solid Waste Agency of N. Cook Cty. v. U.S. Army Corps of Eng’rs*, 531 U.S. 159, 160 (2001). “[M]ere congressional acquiescence in the CDC’s assertion that the [CDC Order] was supported by 42 U.S.C. § 264(a) does not make it so.” *Tiger Lily*, 992 F.3d at 524. Because Congress withdrew its support for the CDC Order on January 31, 2021, the order now stands—and falls—on the text of the Public Health Service Act alone. For

all the reasons stated above, *supra* Part III.B., the national eviction moratorium in the CDC Order is unambiguously foreclosed by the plain language of the Public Health Service Act.

#### **D. Remedy**

Both parties agree that if the Court concludes that the Secretary exceeded his authority by issuing the CDC Order, vacatur is the appropriate remedy. *See* Mot. Hr’g Rough Tr. at 13, 30–31. Nonetheless, the Department urges the Court to limit any vacatur order to the plaintiffs with standing before this Court. Defs.’ Partial Mot. to Dismiss at 23. This position is “at odds with settled precedent.” *O.A. v. Trump*, 404 F. Supp. 3d 109, 153 (D.D.C. 2019).

This Circuit has instructed that when “regulations are unlawful, the ordinary result is that the rules are vacated—not that their application to the individual petitioner is proscribed.” *Nat’l Mining Ass’n v. U.S. Army Corps of Eng’rs*, 145 F.3d 1399, 1409 (D.C. Cir. 1998) (internal quotation marks omitted); *see also O.A.*, 404 F. Supp. 3d at 109. Accordingly, consistent with the Administrative Procedure Act, 5 U.S.C. § 706(2)(A), and this Circuit’s precedent, *see Nat’l Mining Ass’n*, 145 F.3d at 1409, the CDC Order must be set aside.

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The Court recognizes that the COVID-19 pandemic is a serious public health crisis that has presented unprecedented challenges for public health officials and the nation as a whole. The pandemic has triggered difficult policy decisions that have had enormous real-world consequences. The nationwide eviction moratorium is one such decision.

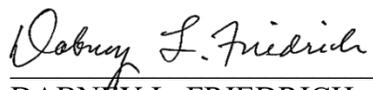
It is the role of the political branches, and not the courts, to assess the merits of policy measures designed to combat the spread of disease, even during a global pandemic. The question for the Court is a narrow one: Does the Public Health Service Act grant the CDC the legal authority to impose a nationwide eviction moratorium? It does not. Because the plain

language of the Public Health Service Act, 42 U.S.C. § 264(a), unambiguously forecloses the nationwide eviction moratorium, the Court must set aside the CDC Order, consistent with the Administrative Procedure Act, *see* 5 U.S.C. § 706(2)(C), and D.C. Circuit precedent, *see National Mining Ass'n*, 145 F.3d at 1409.

### CONCLUSION

For the foregoing reasons, the plaintiffs' motion for expedited summary judgment is granted and the Department's motion for summary judgment and partial motion to dismiss are denied. A separate order consistent with this decision accompanies this memorandum opinion.

May 5, 2021

  
DABNEY L. FRIEDRICH  
United States District Judge

## APPENDIX E

UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF COLUMBIA

ALABAMA ASSOCIATION OF  
REALTORS, *et al.*,

*Plaintiffs,*

v.

UNITED STATES DEPARTMENT OF  
HEALTH AND HUMAN SERVICES, *et al.*,

*Defendants.*

No. 20-cv-3377 (DLF)

**ORDER**

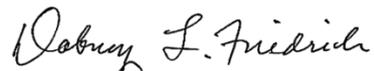
For the reasons stated in the accompanying Memorandum Opinion, it is

**ORDERED** that the defendants' Motion for Summary Judgment, Dkt. 26, and Partial Motion to Dismiss, Dkt. 32, are **DENIED**. It is further

**ORDERED** that the plaintiffs' Motion for Expedited Summary Judgment, Dkt. 6, is **GRANTED**. It is further

**ORDERED** that the nationwide eviction moratorium issued by the Centers for Disease Control and Prevention, and currently in effect at 86 Fed. Reg. 16,731, is **VACATED**.

May 5, 2021

  
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DABNEY L. FRIEDRICH  
United States District Judge