



Eviction Actions by States & Localities  
Current as of 12:00 p.m. (EST), June 26, 2020

| State | Eviction Actions   |
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| AL    | <b>Statewide:</b> Statewide moratorium expired.  |
| AK    | <b>Statewide:</b> <a href="#">Alaska State Legislature passed a bill</a> placing a moratorium on utility shutoffs and evictions due to COVID-19 financial problems until June 30.  |
| AZ    | <b>Statewide:</b> The Governor has issued a <a href="#">stay</a> on executing all evictions statewide for tenants who can show (1) that they have suffered a substantial loss of income due to COVID-19, (2) that they or a family member have been ordered to stay in quarantine by a medical professional, or (3) that they have a health condition that makes them more at risk to COVID-19. The order expires on July 22.  |
| AR    | Statewide moratorium expired.  |
| CA    | <b>Statewide:</b> Governor Gavin Newsom issued an executive order <a href="#">banning</a> the enforcement of eviction orders for renters affected by COVID-19 through July 28, 2020. The order prohibits landlords from evicting tenants for nonpayment of rent and prohibits enforcement of evictions by law enforcement or courts. It also requires tenants to declare in writing, no more than seven days after the rent comes due, that the tenant cannot pay all or part of their rent due to COVID-19. |
| CO    | <b>Statewide:</b> Governor Jared Polis (D) has <a href="#">ordered</a> that Colorado landlords must provide tenants with 30 days' notice "of any default for non-payment before initiating or filing action for forcible entry and detainer, which effectively delays new eviction filings for another month (expiring July 13). The order also prohibits landlords and lenders from charging late fees that may have been incurred for payments due between May 1 and June 13.                              |
| CT    | <b>Statewide:</b> By <a href="#">order of governor</a> , landlords are prohibited from issuing a notice to quit or beginning eviction proceedings before July 1, 2020. For rent due in April 2020, landlords must grant tenants an automatic, 60-day grace period for payment. For rent due in May 2020, landlords must grant a 60-day grace period for payment upon request by tenant. Tenant can apply security deposit towards rent in some situations.   |
| DE    | <b>Statewide:</b> Evictions have been <a href="#">paused</a> by Judiciary and <a href="#">Governor</a> for the duration of the state of emergency.   |
| FL    | <b>Statewide:</b> Governor DeSantis <a href="#">suspended statutes</a> giving a cause of action for eviction related to COVID19 and foreclosure for 45 days ( <a href="#">Extended to July 1</a> ).  |
| GA    | Statewide moratorium expired.  |
| HI    | <b>Statewide:</b> The governor has issued an <a href="#">order</a> suspending laws that allow for terminating tenancies and filing/prosecuting eviction actions for nonpayment of rent through June 30.  |
| ID    | Statewide moratorium expired.  |
| IL    | <b>Statewide:</b> By <a href="#">governor's order</a> , no enforcement of residential eviction orders during duration of Gubernatorial Disaster Proclamation ( <a href="#">extended</a> until June 27)   |

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| IN | <b>Statewide:</b> By <a href="#">order</a> of governor, evictions and foreclosure actions/proceedings may not be brought from March 19, 2020 <a href="#">extended</a> until July 4.   |
| IA | Statewide moratorium expired.   |
| KS | Statewide moratorium expired.   |
| KY | <b>Statewide:</b> Governor Beshear has issued an <a href="#">executive order</a> pausing evictions, effective throughout the public health emergency.   |
| LA | Statewide moratorium expired.   |
| ME | <b>Statewide:</b> Governor Mills issued an <a href="#">order</a> prohibiting eviction and writs of restitution from being executed except in cases of imminent risk of harm or criminal activity, and extending the time by which a notice has to be given to terminate a tenancy at will ( <i>in effect until 30 days after end of public health emergency</i> ). The state also issued a statewide moratorium on utility shutoffs.  |
| MD | <b>Statewide:</b> Maryland has both gubernatorial and court orders staying evictions; the <a href="#">governor's order</a> states that evictions should not issue if the tenant is subject to financial hardship due to COVID-19 and lasts the duration of the state of emergency. The <a href="#">State Supreme Court</a> stays all pending evictions and foreclosure cases until July 20, 2020. All evictions filed between March 27 and July 25 must include a Declaration of Compliance with the CARES Act. The state has suspended utility shutoffs. Most counties have also issued orders to sheriffs directing them not to enforce any eviction orders.                          |
| MA | <b>Statewide:</b> The Massachusetts legislature passed, and the governor signed, <a href="#">a model COVID-19 eviction moratorium</a> on April 17, 2020. The emergency legislation will be in effect until 45 days after the governor's emergency declaration ends, or for 120 days, whichever is sooner. It freezes all five stages of evictions, applies to commercial, residential real estate and foreclosure. Landlords would be prohibited from terminating a tenancy and giving tenants a notice to quit. In addition, landlords and mortgagors are prohibited from issuing late fees and reporting to credit agencies where a nonpayment is due to COVID-19 financial hardship. |
| MI | <b>Statewide:</b> Governor Whitmer issued an <a href="#">executive order</a> temporarily halting evictions for nonpayment of rent. The order allows tenants and mobile home owners to remain in their homes and allows courts to delay eviction-related proceedings. Although the Executive Order does not relieve tenants of their obligation to pay rent, landlords have no immediate recourse with regard to tenants who do not pay rent. Governor Whitmer also specifically prohibited community owners from sending tenants demands for possession, which are commonly referred to as “7-day notices.” The order was <a href="#">extended</a> through July 15.                     |
| MN | <b>Statewide:</b> Both foreclosure and evictions have been defined by the judiciary as “low priority cases” and are to be <a href="#">paused</a> . Governor Tim Walz (D) has <a href="#">ordered</a> the temporary suspension of evictions and writs of recovery during the COVID-19 peacetime emergency.   |
| MS | Statewide moratorium expired.   |
| MO | Statewide moratorium expired.   |
| MT | <b>Statewide:</b> Governor’s <a href="#">Directive Implementing Executive Orders 2-2020 and 3-2020 providing measures to limit foreclosures, evictions, and disconnections from service</a> (March 30, 2020): Effective through April 10, but now extended through at least April 24, 2020, suspends evictions, tenancy non-renewals (requiring at least month-to-month tenancies), late fees, rent increases, credit reporting for non-  |

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|    | <p>payment, foreclosure sales, other foreclosure actions, or foreclosure-related evictions. The March 30 and April 13 Directives providing measures to limit foreclosures, evictions, and disconnections from service and all of their terms are <a href="#">extended through May 24</a>. The March 30 and April 13 Directives providing measures to limit foreclosures, evictions, and disconnections from service and all of their terms are <a href="#">extended through May 24</a>, unless modified by subsequent Directive. As of May 24, the Governor's executive order expired for almost all Montanans, but members of a vulnerable population who continue to shelter in place are still protected by it if they inform their landlord they are members of a vulnerable population, are sheltering in place, and have had a negative financial impact from COVID-19.</p> |
| NE | Statewide moratorium expired.   |
| NV | <b>Statewide:</b> Governor Steve Sisolak <a href="#">placed</a> a moratorium on all evictions throughout the duration of the State of Emergency.  |
| NH | <b>Statewide:</b> The Governor's office signed an <a href="#">emergency order</a> halting eviction and foreclosure proceedings during the crisis. The order excludes evictions for lease or law violations that result in substantial damage to the property or substantial adverse impact on the health and safety of other persons. It does not apply to abandonment. It preempts any local orders. The eviction protections and limitations <a href="#">expire</a> on July 1.  |
| NJ | <b>Statewide:</b> Governor <a href="#">declared</a> an indefinite moratorium on evictions and the removal of people from foreclosed homes. The order is in effect until two months after the date of the end of the Public Health Emergency or the State of Emergency, whichever ends later, unless the order is first revoked or modified. The state legislature is also working to pass language expanding the order.   |
| NM | <b>Statewide:</b> The state Supreme Court has <a href="#">paused</a> evictions for New Mexicans who prove that they are unable to pay rent during the COVID-19 public health emergency.   |
| NY | <b>Statewide:</b> <a href="#">Governor announced</a> a suspension on evictions; the eviction proceedings halt will be enforced through June 18 ( <a href="#">extended through August 20</a> ).  |
| NC | <b>Statewide:</b> The governor issued an <a href="#">executive order</a> prohibiting evictions for nonpayment of rent (until June 21) and giving tenants 6 months from the expiration of the order on June 21 to pay back any rent that accrues while the order is in effect. Utility shut offs are prohibited through July 29.   |
| ND | Statewide moratorium expired.   |
| OH | Statewide moratorium expired.   |
| OK | Statewide moratorium expired.   |
| OR | <b>Statewide:</b> Governor placed <a href="#">moratorium</a> on evictions for nonpayment. <a href="#">Governor updated order</a> , clarifying that landlords may not take any action relating to evictions, including charging late fees or filing eviction papers through June 30.   |
| PA | <b>Statewide:</b> The Governor issued an <a href="#">executive order</a> preventing the filing of an eviction and tolling any evictions for 60 days until July 10, 2020. All tenant evictions and foreclosures are <a href="#">paused</a> by judiciary through May 11. Further, the State Attorney General has issued a <a href="#">statement</a> urging landlords to allow tenants additional time to pay off rent balances after bans are lifted.   |
| RI | Statewide moratorium expired.   |

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| SC | Statewide moratorium expired.  |
| SD | Statewide moratorium expired.  |
| TN | Statewide moratorium expired.  |
| TX | Statewide moratorium expired.  |
| UT | Statewide moratorium expired.  |
| VT | <b>Statewide:</b> State lawmakers passed and the governor signed on May 14 <a href="#">emergency legislation</a> that stays evictions cases, orders and executions until the end of the emergency.   |
| VA | <b>Statewide:</b> Virginia has enacted <a href="#">legislation</a> that grants a 60-day continuance of an eviction action if a tenant can prove they were affected by the COVID-19 pandemic and a 30-day continuance of a foreclosure action if the homeowner can prove they were affected by the pandemic. The continuance period is tolled for the period of any state judicial emergency. The Supreme Court of Virginia had ended its moratorium on all eviction proceedings on May 17, 2020, but then reinstated it on June 8 at the request of the Governor to give the state time to put in place a rent relief program. The renewed moratorium on hearings and enforcement will currently end on June 28. The Attorney General has sent warning letters to landlords threatening to evict tenants during the COVID-19 pandemic. |
| WA | <b>Statewide:</b> <a href="#">Governor ordered statewide ban on residential evictions</a> until June 4, 2020 ( <a href="#">EXTENDED</a> through August 1). Also, landlords cannot assess late fees or other charges for non-payment or rent.   |
| WV | Statewide moratorium expired.  |
| WI | Statewide moratorium expired. However, there is a <a href="#">ban</a> on assigning late fees until September 1.  |
| WY | Statewide moratorium expired.  |