



MORTGAGE BANKERS ASSOCIATION

MBA CREF State Eviction Moratorium Tracker (July 15, 2022)

Current State/Local Eviction Moratoriums

State	Expiration Date	Description
California	*Residential tenets who apply for rental assistance are protected from eviction until 6/1/22. Los Angeles County, City of Los Angeles, City of Oakland, and County of Alameda. (See description)	*Local eviction moratoriums may be in effect. Los Angeles County extended its residential eviction moratoriums until 12/31/22. The City of Los Angeles's residential eviction moratorium is in effect until 12 months after the expiration of the city's local emergency expires, which is still in effect. The city of Oakland and the County of Alameda have residential eviction moratoriums in effect until the expiration of each jurisdiction's local emergencies.
Nevada		Residential tenets who apply for rental assistance are protected from eviction.
New Mexico	The New Mexico Supreme Court Announced a schedule of resuming residential evictions by court district (See description)	The New Mexico Supreme Court announced 3/23/22 a phased expiration of the courts pause on residential evictions. <ul style="list-style-type: none">Starting April 1 in the Second (Bernalillo County), Fifth (Chaves, Eddy and Lea counties), Tenth (DeBaca, Harding and Quay counties) and Twelfth (Lincoln and Otero counties) Judicial Districts.Effective May 1 in the Third (Doña Ana County), Sixth (Grant, Hidalgo and Luna counties) and Seventh (Catron, Sierra, Socorro and Torrance counties) Judicial Districts.Starting June 1 in the First (Los Alamos, Rio Arriba and Santa Fe counties), Fourth (Mora, Guadalupe and San Miguel counties), and Eighth (Colfax, Taos and Union counties) Judicial Districts.Effective July 1 in the Eleventh (McKinley and San Juan counties) and Thirteen (Cibola, Sandoval and Valencia counties) Judicial Districts.

*This resource does not provide legal guidance, but we hope it provides a useful resource for MBA members who would benefit from a greater understanding of the eviction moratorium landscape across various states. Recent changes are shown in **red**.*

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New York		Residential tenets who apply for rental assistance are protected from eviction.
Oregon		Residential tenets who apply for rental assistance are protected from eviction. Local eviction moratoriums may be in place.
Washington		Residential tenets who apply for rental assistance are protected from eviction. Local eviction moratoriums may be in place.

Expired State/Local Eviction Moratoriums

State	Expiration Date	Description
Arizona	Expired-10/31/20	The Governor issued an Executive Order halting evictions until 10/31/20. The Arizona Supreme Court released guidance on evictions on 7/7/2020.
California	Expired-Residential evictions- 9/30/21. Local protections for residential and commercial evictions - 9/30/21. Los Angeles County residential eviction moratorium until 12/31/22.	On 7/1/21 Governor Newsom signed a state budget into law which includes an extension of the state's residential eviction moratorium until 9/30/21. *Landlords are required to apply for rental assistance on behalf of tenants before filing for eviction. *Local eviction moratoriums may be in effect. Los Angeles County extended its residential eviction moratoriums until 12/31/22.

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Colorado	Expired-11/20/20	On 10/21/20 the Governor issued an Executive Order placing a moratorium on residential evictions.
Connecticut	Expired-6/30/21 *Residential tenets who apply for rental assistance are protected from eviction.	Tenants are protected from evictions while applying for rental assistance. Eviction moratorium expires on 6/30/21 when the state's health emergency expires.
Delaware	Expired-3/10/21	The Governor issued an Executive Order on 6/8/20, allowing landlords to file residential evictions but orders courts to immediately stay proceedings.
District of Columbia	Residential eviction moratorium expired-1/1/22 Commercial eviction moratorium expired-3/31/21.	
Florida	Expired-10/1/20	The Governor extended an Executive Order limiting residential evictions until 10/1/20.
Georgia	N/A	Georgia courts have been provided the flexibility to determine if an eviction should proceed.
Hawaii	Expired-10/3/21	The Governor issued an Executive Order suspending residential eviction court proceedings until 10/3/21.
Illinois	Expired-10/3/21	The Governor announced the states eviction moratorium will expire on 10/3/21.
Kansas	Ended-5/28/21	The Governor issued an Executive Order limiting residential evictions until the State of Emergency ends. The Kansas Legislature overrode the Governor's veto to end the states eviction moratorium on 5/28/21.
Kentucky	Expired	Open-ended eviction moratorium repealed. 30-day notice to residential tenants required.
Louisiana	Expired-9/24/21	The Governor issued an executive order halting evictions until 9/24/21 in response to Hurricane Ida.
Maine	Expired	Evictions can proceed under an order by the Governor expanding notice of eviction timeframes.

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Maryland	Expired	The Governor issued an Executive Order limiting evictions during the state of emergency. On 8/31/20, eviction court proceedings resumed. Tenants will be able to use COVID-19 and its economic impacts as a defense. This defense expires on 8/15/21.
Massachusetts	Boston 3/31/22 for residential tenants. *Residential tenets who apply for rental assistance are protected from eviction. Expired-10/17/20 Renters applying for rental assistance protected from eviction. Boston has a moratorium on evictions.	*Residential tenets who apply for rental assistance are protected from eviction. The Governor extended a legislative ban on residential evictions until 10/17/20. * Boston issued a moratorium on evictions on 9/1/21. *Local eviction moratoriums may be in place. Boston evictions moratorium for residential tenants expires on 3/31/22.
Michigan	*Residential tenets who apply for rental assistance are protected from eviction.	*Residential tenets who apply for rental assistance are protected from eviction. The Michigan Supreme Court has issued and administrative order placing conditions on evictions until 12/31/20.
Minnesota	Expired-7/14/21 Renters applying for rental assistance protected from eviction.	Tenants cannot be evicted while applying for rental assistance. Evictions for violations of lease terms can start on 7/14/21. A new law was passed preventing evictions for tenants who have applied for rental assistance from eviction until 6/1/22.
Montana	Expired	
Nevada	Renters applying for rental assistance protected from eviction.	Residential tenets who apply for rental assistance are protected from eviction.
New Jersey	Expired-9/1/21- for residential tenants with	The Governor signed legislation creating new eviction and foreclosure moratorium deadlines and special eviction protections for tenants who

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	household incomes below 120% of AMI. Expired-12/31/21-for residential tenants with household incomes below 80% of AMI.	were directly impacted by the pandemic. New Jersey's eviction moratorium will now continue through August for all state residents with household incomes below 120% Area Medium Income (AMI) and through the end of the year for certain households with incomes below 80% AMI. Court proceedings can continue during this time.
New Mexico	The New Mexico Supreme Court Announced a schedule of resuming residential evictions by court district (See description)	<p>The New Mexico Supreme Court announced 3/23/22 a phased expiration of the courts paused on residential eviction.</p> <ul style="list-style-type: none">Starting April 1 in the Second (Bernalillo County), Fifth (Chaves, Eddy and Lea counties), Tenth (DeBaca, Harding and Quay counties) and Twelfth (Lincoln and Otero counties) Judicial Districts.Effective May 1 in the Third (Doña Ana County), Sixth (Grant, Hidalgo and Luna counties) and Seventh (Catron, Sierra, Socorro and Torrance counties) Judicial Districts.Starting June 1 in the First (Los Alamos, Rio Arriba and Santa Fe counties), Fourth (Mora, Guadalupe and San Miguel counties), and Eighth (Colfax, Taos and Union counties) Judicial Districts.Effective July 1 in the Eleventh (McKinley and San Juan counties) and Thirteen (Cibola, Sandoval and Valencia counties) Judicial Districts.
New York	Expired-1/15/22 for residential and commercial evictions and foreclosures. *Residential tenants who apply for rental assistance	<p>On 9/1/21 the New York Legislature extended the states moratorium on commercial and residential evictions and foreclosures until 1/15/22.</p> <p>*Local eviction moratoriums may be in effect.</p>

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	are protected from eviction.	
North Carolina	Expired-6/30/21	The Governor issued an Executive Order that places limits on residential evictions until 6/30/21.
Oregon	Expired-6/30/21 for residential tenants. Expired-9/30/20 for commercial tenants. Renters applying for rental assistance protected from eviction.	The legislature enacted HB 4213 , which prohibits evictions for residential and commercial tenants until 9/30/20. The Governor signed an executive order prohibiting residential evictions until 12/31/20. The legislature extended this moratorium until 6/30/21. * Local eviction moratoriums may be in effect.
Pennsylvania	Expired-8/31/20	The Governor issued an Executive Order that places residential eviction proceeding on hold until 8/31/20.
Rhode Island	Expired-6/2/20	The Governors moratorium on eviction shas expired.
Texas		*Local eviction moratoriums may be in effect.
Vermont	Expired-7/15/21	The Vermont legislature limited evictions until 30-days after the state of emergency ends.
Virginia	Expired-9/7/20	The Virginia Supreme Court ordered a suspension of residential evictions until 9/7/20.
Washington	Expired-10/31/21 Seattle's residential eviction moratorium expired on 3/1/22.	The Governor extended the state's residential eviction moratorium until 10/31/21. 60-day notice is required before evictions. Local protections may apply.

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