

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

| State | Scope & Duration | Text | Authority | Last Updated |
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| Alabama | Residential Duration: April 3, 2020 until termination of the state of emergency. | "...All state, county, and local law enforcement officers are hereby directed to cease enforcement of any order that would result in the displacement of a person from his or her place of residence...in effect for the duration of the public health emergency." | <u>Sixth Supplemental State of Emergency: Coronavirus, dated April 3, 2020</u> Official State Actions: <u>Gubernatorial</u> | 5/15/2020 |
| Alaska | Residential and Commercial Duration: Section 21 of Act on Moratoriums expires June 30, 2020 | An Act extending the March 11, 2020, governor's declaration of a public health disaster emergency in response to the novel coronavirus disease (COVID-19) pandemic.... relating to evictions; and providing for an effective date: "During the novel coronavirus disease (COVID-19) public health disaster emergency declared by the governor on March 11, 2020, as extended by sec. 2 of this Act, the statutory cause of action for forcible entry and detainer for nonpayment of rent under AS 09.45 and any other statutory cause of action that could be used to evict or otherwise eject a person who is a residential tenant for nonpayment of rent is suspended as applied to a person experiencing financial hardship related to the COVID-19 public health disaster emergency.".... Nothing in this section prevents evictions for misconduct, violations of law, or violations of contracts outside of inability to pay rent..." Telephonic evictions may be held so long as they are consistent with Section 21, Chapter 10., SLA 20 and the federal CARES Act. The Governor of Alaska states: "I will be signing an executive order protecting the 13,000 Alaskans who receive rental assistance through the Alaska Housing Finance Corporation. No evictions may be carried out against these individuals for at least 60 days under this order." | <u>Alaska State Legislature Bill -- HCS CSSV 241</u> <u>Statewide Administrative Order March 23, 2020</u> superseded by <u>Statewide Administrative Order dated 4/27/2020</u> <u>Governor's Office Press Release March 20, 2020</u> Official State Actions: <u>Gubernatorial</u> & <u>Courts</u> & <u>Legislature</u> | 5/15/2020 |
| Arizona | Residential; Duration: March 24 to July 22, 2020 Commercial; Duration: April 6 to | Executive Order 2020-14 stays evictions until July 22, 2020 for all residential tenants suffering from COVID-19 hardships that give notice to the Landlord, provide documentation of the hardship, and acknowledges the contractual terms of the lease. Effective until May 31, 2020, Executive Order 2020-21, states: 1) "Unless a | <u>Executive Order 2020-14 signed on March 24, 2020</u> <u>Executive Order 2020-21 signed</u> | 5/15/2020 |

Last Updated May 15, 2020

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

| State | Scope & Duration | Text | Authority | Last Updated |
|------------|--|---|---|--------------|
| | May 31, 2020 | court determines on motion of one of the parties that it is contrary to the interest of justice, a commercial eviction action including lock out, notice to vacate, or any other attempt to inhibit the operations of a business shall be temporarily suspended for tenants unable to pay rent due to financial hardship caused by the COVID-19 pandemic.” 2) “Commercial landlords shall consider deferring or adjusting rent payments for commercial tenants that are unable to pay rent due to financial hardship caused by the COVID-19 pandemic.” | <u>April 6, 2020</u> Official State Actions: <u>Gubernatorial</u> | |
| Arkansas | In person proceedings suspended Duration: March 17 to May 15, 2020 *Not further extended* | The courts of the State of Arkansas shall remain open...[but]suspends all in-person proceedings in all appellate, circuit, and district courts, subject to the exceptions [as explicitly stated in the order. ...All new eviction complaints for nonpayment of rent or other fees or charges filed under Arkansas Code Annotated section 18-60-304 or section 18-17-901, or failure-to-vacate charges brought under section 18-16-101, are required to affirmatively plead that the property that is the subject of the eviction dispute is not a covered dwelling under the federal Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law No. 116- 136. This temporary pleading requirement merely reflects the Act’s moratorium prohibiting the lessor of a covered dwelling from filing a legal action to recover possession of the property for nonpayment. CARES Act § 4024(b). Beginning May 18, 2020, Arkansas courts in all divisions shall resume conducting hearings...no restriction on the type of case for which hearings shall resume. | <u>S.C.: In Re Response to Covid-19 Pandemic dated 3/17/2020</u> extended by <u>S.C. Curiam RE: Response to Covid-19 Pandemic dated 4/23/2020</u> <u>S.C. Curiam RE: Response to Covid-19 Pandemic dated 4/28/2020</u> <u>S.C.: In Re Response to Covid-19 Pandemic dated 5/8/2020</u> Official State Actions: <u>Courts</u> | 5/15/2020 |
| California | Residential and Commercial Presumed to include Residential and Commercial Evictions. | Executive Order N-28-20 allows cities and counties to impose their own eviction bans if they choose through May 31, 2020. Tenants are still obligated to pay rent, and landlords can still recover rent that is due. Governor Newsom issued a March 25, 2020 announcement that he had reached an agreement with several large lenders, who agreed to refrain from initiating foreclosures, sales, or evictions for at least 60 days, consistent with | <u>Executive Order N-28-20 signed March 16, 2020</u> <u>Governor Newsom March 25, 2020 Announcement</u> | 5/15/2020 |

Last Updated May 15, 2020

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

| State | Scope & Duration | Text | Authority | Last Updated |
|-------------|---|--|--|--------------|
| | Residential only. Duration: May 31, 2020 | applicable guidelines. No further guidelines have been issued. On March 27, 2020, Governor Newsom expanded residential eviction protection, issuing Executive Order N-37-20, ordering a statewide moratorium on residential evictions for renters who cannot pay their rent because of COVID-19 through May 31, 2020. | <u>Executive Order N-37-20 signed March 27, 2020</u> Official State Actions: <u>Gubernatorial</u> | |
| Colorado | Residential and Commercial Duration: Until May 30, 2020 | "I direct the Executive Directors of the Department of Local Affairs (DOLA), Department of Labor and Employment (CDLE), and Department of Regulatory Agencies (DORA) to work with property owners and landlords to identify any lawful measure to avoid removing or executing eviction procedures against tenants or mobile home owners without cause or as a result of late or nonpayment of rent or minor tenancy violations..." "...No individual shall execute or enforce a writ of restitution, possession judgment...requiring a tenant to surrender or vacate residential premises..." "I order that three million dollars (\$3,000,000) from the Disaster Emergency Fund be encumbered and made available to DOLA to provide short-term rental and mortgage assistance to low-income households facing financial hardship due to economic disruption associated with COVID-19..." | <u>Executive Order D 2020 012 signed March 20, 2020</u> as amended by <u>Executive Order D 2020 031 signed April 6, 2020</u> <u>Executive Order D 31 as amended by Executive Order D 2020 051 signed 4/30/2020</u> Official State Actions: <u>Gubernatorial</u> | 5/15/2020 |
| Connecticut | Residential and commercial executions of evictions are stayed; Duration: March 23, 2020 to June 1 Landlords can continue to file new eviction cases in court during this temporary suspension. Foreclosures | "State Court of Connecticut issued "an immediate stay of all issued executions on evictions and ejections..." "... all civil trials, trial management conferences, pre-trials, status conferences, J-ADR mediations and short calendars, arguable and non-arguable, have been cancelled so long as Judicial Branch operations are limited to Priority 1 functions only." Consistent with the U.S. Department of Housing and Urban Development's recently enacted 60-day moratorium on foreclosures and evictions, the Court is hereby extending its previous Orders cancelling some foreclosure sales with the following Orders: ALL foreclosure sales previously scheduled to have occurred in March and April and May are hereby rescheduled to Saturday, | <u>State of Connecticut Superior Court Order dated March 20, 2020</u> extended by <u>S.C. Order dated 4/23/2020</u> <u>State of Connecticut Executive Order No. 7X dated April 10, 2020</u> | 5/15/2020 |

Last Updated May 15, 2020

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

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|----------------------|---|--|--|--------------|
| | | <p>June 6, 2020, with no appointed Committee to begin working on the sale (i.e. place foreclosure signs on properties, etc.) prior to May 1, 2020.</p> <p>All foreclosure sales scheduled for June and through July 18, 2020 are cancelled in order to prevent a potential gathering of individuals at the auction site.</p> | <p><u>Court Announcement</u></p> <p>Official State Actions: <u>Gubernatorial & Courts</u></p> | |
| Delaware | <p>Residential and commercial</p> <p>Residential & Foreclosures</p> <p>Duration: Until the State of Emergency is terminated (Extended for 30 days as of May 12, 2020)</p> | <p>Delaware Justice of the Peace has paused all evictions currently scheduled from March 17, 2020 through April 16, 2020, to be rescheduled not earlier than May 1, 2020.</p> <p>14th Modification: Until the state of emergency is terminated, and the public health emergency is rescinded, the provisions of Chapter 55, Title 25 and Chapter 57, Title 25 of the Delaware Code are hereby modified as follows: (1)No action for summary possession may be brought with respect to any residential rental unit located within the State. With respect to any past due balance for a residential rental unit, no late fee or interest may be charged or accrue on the account for the residential rental unit during the state of emergency; (2) No residential mortgage foreclosure action may be commenced with respect to any owner occupied 1- to 4-family primary residential property subject to a mortgage, unless the mortgage is held by the seller of the subject property who does not hold more than 5 such mortgages. With respect to any missed payment on a residential mortgage occurring during the state of emergency, no late fee or excess interest may be charged or accrue on the account for such residential mortgage during the state of emergency. For additional details review the order.</p> | <p><u>Delaware Justice of the Peace Court Order</u></p> <p><u>6th Modification to Declaration of State Emergency dated March 24, 2020 as amended by the 14th Modification to Declaration of State Emergency dated April 30, 2020.</u></p> <p><u>Extension of Declaration of State of Emergency Dated May 12,2020v</u></p> <p>Official State Actions: <u>Gubernatorial & Courts</u></p> | 5/15/2020 |
| District of Columbia | <p>Residential and Commercial; Foreclosures</p> <p>Duration: Until May 15, 2020 <i>*Not further extended*</i></p> | <p>Superior Court of D.C. issued administrative order providing “all evictions of tenants and foreclosed homeowners on or before May 15, 2020 are stayed.” The order also provides “all non-priority matters scheduled before May 15, 2020, will be rescheduled and new dates set. A prior version of the order stated all court hearings for landlord/tenant matters, small claims, debt collection, mortgage foreclosure, tax foreclosure and housing court are continued.</p> <p>The D.C. City Council passed a bill that will remain in effect for 90 days. The</p> | <p><u>Superior Court of District of Columbia Order (Amended 3/19/2020)</u></p> <p><u>D.C. Act 23-247 effective 3/17/2020</u></p> | 05/15/2020 |

Last Updated May 15, 2020

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

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|---------|---|--|---|--------------|
| | | <p>bill amends the Rental Housing Conversion and Sale Act of 1980 to add Section 514: "All deadlines for tenants and tenant organizations to exercise rights under this act that will occur during a period of time for which a public health emergency has been declared . . . are extended to a date 30 days following the end of the public health emergency."</p> <p>"...during a period of time for which the Mayor has declared a public health emergency pursuant to section 5a of the District of Columbia Public Emergency Act of 1980...and for 60 days thereafter, a mortgage servicer that holds mortgage servicing rights to a residential mortgage loan or commercial mortgage loan under the jurisdiction of the Commissioner of the Department of Insurance, Securities, and Banking, shall develop a deferment program for borrowers that, at a minimum (1) Grants at least a 90-day deferment period of mortgage payments for borrowers; (2) Waives any late fee, processing fee, or any other fees accrued during the pendency of the public health emergency, and (3) does not report to a credit bureau any delinquency or other derogatory information that occurs as a result of the deferral."</p> | <p><u>D.C. Act 23-286 effective 3/10/2020</u></p> <p>Official State Actions: <u>Courts & Legislature</u></p> | |
| Florida | <p>Residential and commercial (not specifically addressed but presumed in reading order) Duration: March 18 to May 29, 2020</p> <p>Residential and Foreclosure; Duration: April 2 to June 2, 2020</p> | <p>The Supreme Court of Florida suspended all writs of possession....extended the time period for direction to lower courts to "reschedule, postpone or cancel all non-essential and non-critical proceedings and events unless the chief judge determines that such other specific proceedings or events can be effectively conducted remotely...without the necessity of in-person court appearances"</p> <p>Suspended and toll any statute: 1) providing for a mortgage foreclosure under Florida law for 45 days from April 2, 2020; 2) providing for an eviction for the non-payment of rent by residential tenants due to COVID-19 for 45 days from the date of this Executive Order, including any extensions.</p> | <p><u>Supreme Court of Florida Administrative Order No. AOSC20-17</u> as extended by <u>Supreme Court of Florida Administrative Order No. AOSC20-23</u> dated April 6, 2020</p> <p><u>Executive Order 20-94 signed April 2, 2020</u> extended by <u>Executive Order 20-121 signed 5/14/2020.</u></p> <p>Official State Actions: <u>Gubernatorial & Courts</u></p> | 05/15/2020 |
| Georgia | N/A | Supreme Court declaring a judicial emergency and directing each Circuit to take appropriate measures in response to the emergency. No statewide order | <p><u>Georgia Judicial Orders</u></p> <p><u>Supreme Court Order dated April</u></p> | 05/15/2020 |

Last Updated May 15, 2020

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

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| | Duration: N/A | for evictions and foreclosures, actions may vary in cities/counties. | <u>6.2020</u> Official State Actions: Courts | |
| Hawaii | Residential and commercial (not specifically addressed but presumed in reading order) Duration: March 17, 2020 to May 29, 2020 | The Supreme Court of the State of Hawaii postponed all civil trials (except for emergency proceedings) until after May 29, 2020. The Hawaii Department of Public Safety Sheriff Division has suspended all eviction activities as part of the Department's COVID-19 response efforts indefinitely. | <u>Hawaii Supreme Court Order dated 3/16/2020 and extended by S.C. Order dated 4/17/2020</u> <u>Hawaii Department of Public Safety Sheriff Division</u> Official State Actions: <u>Courts</u> | 5/15/2020 |
| Idaho | Residential and Commercial Evictions and Commercial not specifically addressed. Duration: March 25, 2020 to April 30, 2020. Beginning May 1, 2020, unless specifically restricted, court proceedings to be held remotely. | "All civil trials, hearings, and motions should be postponed and rescheduled for a later date unless the assigned judge finds the proceedings can be held and adequately recorded through telephonic or video means and placed into the official court record. Any civil trial or hearing currently in progress shall be continued or completed at the discretion of the presiding judge." Suspending non-emergency matters (only eviction matters that will be heard are those eviction actions where the basis for eviction is that the unlawful delivery, production or use of a controlled substance is taking place on the premises) Effective as of May 1, 2020: No jury trials shall commence in a criminal case before August 3, 2020, and in a civil case before October 5, 2020. All other court proceedings are presumptively to be held remotely. <u>5/4/2020 Supreme Court Order In Re: Eviction Moratorium under the CARES Act</u> – Any eviction action initiated between May 4, 2020 and July 25, 2020, every petitioner initiating an eviction proceeding shall file a Statement of Landlord Regarding CARES Act Eviction Moratorium (Statement of the Landlord) form with each Complaint for Eviction filed. | <u>Supreme Court of Idaho Amended Emergency Order dated 3/23/2020</u> <u>Supreme Court of Idaho Emergency Reduction in Services dated 3/26/2020 extended by S.C. Order dated April 14, 2020 further extended by S.C. Order dated 4/22/2020</u> <u>S.C. Order dated 4/22/2020</u> Official State Actions: <u>Courts</u> | 5/15/2020 |

Last Updated May 15, 2020

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

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|----------|--|---|--|--------------|
| Illinois | Residential; Commercial Duration: March 20 to May 29, 2020 | <p>"All state, county, and local law enforcement officers in the State of Illinois ...to cease enforcement of orders of eviction for residential premises for the duration of the Gubernatorial Disaster Proclamation. No provision contained in this Executive Order shall be construed as relieving any individual of the obligation to pay rent..."</p> <p>"...state, county, and local law enforcement officers in the State of Illinois are instructed to cease enforcement of orders of eviction for non-residential premises..."</p> <p>"[a]ll non-essential court matters and proceedings should be continued or, where possible, conducted remotely via telephone or video or other electronic means."</p> | <p>Executive Order 2020-10 extended by Executive Order 2020-18 dated 4/1/2020; extended by Executive Order 2020-33 dated 4/30/2020</p> <p>Executive Order 2020-30 dated 4/23/2020 extended by Executive Order 2020-33 dated 4/30/2020</p> <p>Illinois Supreme Court Order MR 30370 dated 3/17/2020</p> <p>Official State Actions: Gubernatorial & Courts.</p> | 5/15/2020 |
| Indiana | Residential only. Applies to foreclosures as well. Duration: March 19 until the termination of state of emergency, currently extended to June 4, 2020. | "No eviction or foreclosure actions or proceedings involving residential real estate...may be initiated between the period from [March 19, 2020] until the state of emergency has terminated." | <p>Executive Order 20-06 extended by Executive Order 20-17 dated 4/3/2020 further extended by Executive Order 20-25 dated 5/1/2020.</p> <p>Official State Actions: Gubernatorial</p> | 5/15/2020 |
| Iowa | Residential and commercial actions. Does still allow for proceedings that may be conducted by telephone. Residential only | <p>"Subject to [emergency matters - such as where tenant poses a clear and present danger], all forcible entry and detainer proceedings set to commence before June 15 shall either be continued to a date no earlier than June 15 or conducted by telephone, at the direction of the magistrate or other judicial officer."</p> <p>"I temporarily suspend the ...termination of a rental agreement by a landlord and the eviction of a tenant under the Iowa Uniform Residential Landlord and Tenant Act..."</p> | <p>Iowa Supreme Court 4/2/2020 Order</p> <p>Executive Proclamation of Disaster</p> | 5/15/2020 |

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

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|-----------|---|---|---|--------------|
| | Duration: Until June 15, 2020 | | <u>Emergency dated March 19, 2020</u> | |
| | | | Official State Actions: Gubernatorial & Courts | |
| Kansas | Residential Evictions; also covers Foreclosures. Duration: March 23 to May 31, 2020 | No landlords shall evict a residential tenant when defaults or violations of a rental agreement are caused by financial hardship resulting from the Covid-19 pandemic. No bank or financial lending entity operating in Kansas shall foreclose on a residential property in Kansas when all defaults or violations of the mortgage are substantially caused by a financial hardship resulting from the Covid-19 pandemic. This order does not prevent foreclosures or evictions for mortgage or rental agreement defaults or violations not due to financial hardship resulting from the Covid-19 pandemic. | Executive Order No. 20-06 rescinded by <u>Executive Order No. 20-10</u> dated 3/23/2020 as extended by <u>Executive Order No. 20-28</u> dated 4/30/2020. Official State Actions: <u>Gubernatorial</u> | 5/15/2020 |
| Kentucky | Residential Evictions Duration: March 25, 2020 until the end of the State of Emergency. | E.O. 2020-57: "Evictions...are suspended, and all state, county and local law enforcement officers...are directed to cease enforcement of orders of evictions for residential premises for the duration of the State of Emergency under Executive Order 2020-215." S.C 2020-28: 024 of the federal CARES Act (H.R. 748, PL 116-136) and Executive Order 2020-257, and because of the public health and safety concerns raised by evictions during the COVID-19 emergency, eviction filings shall not be accepted by the circuit clerk until 30 days after the expiration of this Order (Expires May 31, 2020). | <u>Executive Order 2020-257</u> <u>Supreme Court Amended Order 2020-16 dated 4/1/2020</u> and further expanded by <u>S.C. Order 2020-28 dated 4/24/2020.</u> Official State Actions: Gubernatorial & Courts | 5/15/2020 |
| Louisiana | Presumed to include Residential and Commercial Evictions & Foreclosures. | "Legal deadlines, including liberative prescription and preemptive periods applicable to legal proceedings in all courts, administrative agencies, and boards are hereby suspended until at least [April 30, 2020]." | <u>Executive Department Proclamation No. JBE 2020-30</u> extended by <u>Proclamation No. 41 JBE 2020 dated 4/2/2020</u> extended by <u>Proclamation No. 52 JBE dated</u> | 5/15/2020 |

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

| State | Scope & Duration | Text | Authority | Last Updated |
|---------------|---|--|--|--------------|
| | Duration: Until June 5, 2020 | | <u>4/30/2020</u> further extended by <u>Proclamation No. 59 JBE dated 5/14/2020</u> | |
| | | | Official State Actions: <u>Gubernatorial</u> | |
| Maine | Residential and Commercial. Duration: March 24 until May 30 unless otherwise ordered. | "...continuing through May 30, 2020, unless otherwise ordered by the court, the following case types will <u>not</u> be scheduled or heard: FED (eviction, landlord/tenant) except requests for Writ of Possession as provided by the Governor's Executive Order Number 40, dated April 16, 2020; Disclosures; Foreclosures; Small Claims. All previously scheduled hearings on these cases are postponed." | <u>Revised Emergency Order and Notice from the Maine Supreme Judicial Court Courthouse Safety and Coronavirus (COVID-19) revised May 13, 2020.</u> | 5/15/2020 |
| | | | Official State Actions: <u>Gubernatorial & Courts</u> | |
| Maryland | Residential and Commercial; also covers Foreclosures. Duration: March 18, 2020 until termination of the state of emergency. | Temporarily prohibiting evictions of tenants suffering substantial loss of income due to Covid-19, and additionally prohibiting certain repossessions, stopping initiation of residential mortgage foreclosures, prohibiting commercial Evictions and allowing suspension of certain lending limits. Court Order effective March 18, 2020 until state of emergency is terminated, suspending: "(a)Those foreclosures of residential properties and foreclosures of the rights of redemption of residential properties pending in the circuit courts shall be stayed effective immediately; and (b) Residential eviction matters pending in the District Court of Maryland and all pending residential eviction orders shall be stayed effective immediately; and (c) New foreclosure of residential property, foreclosure of rights of redemption after a tax sale, and residential evictions shall be stayed upon filing..." | <u>Order 20-04-03-01 dated 4/3/2020</u> Amending and Restating Order dated March 16, 2020 <u>Court of Appeals Order dated 3/18/2020</u> | 5/15/2020 |
| | | | Official State Actions: <u>Gubernatorial & Courts</u> | |
| Massachusetts | Massachusetts has suspended most eviction proceedings. Duration: March to May 4, 2020 | In a further supplement to the initial Trial Court of Massachusetts Housing Court Department Standing Order 2-20, the Chief Justice of the Housing Court Department directed that, "All Housing Court divisions shall remain open during regular business hours and, at least until May 4, 2020, shall hear only | <u>Trial Court of Massachusetts Housing Court Department Standing Order 2-20</u> as supplemented by <u>Order 3-20</u> and | 5/15/2020 |

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

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|-----------|--|--|---|--------------|
| | until June 1, 2020 | <p>emergency matters (emergency matters as defined does not include eviction hearings).</p> <p>The Supreme Judicial Court issued an updated order on April 27, 2020, that will be effective May 4, 2020, regarding the operation of Massachusetts state courts and courthouses during the ongoing COVID-19 pandemic.</p> <p>Under the new order, all courts of the Commonwealth will continue to conduct court business virtually; courthouses will continue to be closed to the general public, except where entry is required to address emergency matters that cannot be addressed virtually (by telephone, videoconference, email, or comparable means, or through the electronic filing system).</p> | <p>Order 4-20 (See related Press Release dated 4/6/2020)</p> <p>Supreme Judicial Court adopted 4/27/2020 (See related Press Release)</p> <p>Official State Actions: Courts</p> | |
| Michigan | <p>Residential only.</p> <p>Duration: March 20 to June 11, 2020</p> | <p>"...no person shall remove or exclude from leased residential premises or residential premises ...except when the tenant... poses a substantial risk to another person or an imminent and severe risk to property.... This order should be broadly construed to effectuate that purpose. This section is effective immediately"</p> <p>Executive Order 2020-85 continues to allow tenants and mobile home owners to remain in their homes during the COVID-19 pandemic even if they are unable to stay current on their rent.</p> <p>"...civil and business court matters, including trials, must be conducted remotely using two-way interactive video technology or other remote participation tools or they must be adjourned..."</p> | <p>Executive Order 2020-54 rescinded and replaced by Executive Order 2020-85 (See 5/14/2020 Press Release)</p> <p>Michigan Supreme Court Administrative Order No. 2020-2 dated March 18, 2020 extended by Order No. 2020-08 dated 4/16/20.</p> <p>Official State Actions: Gubernatorial & Courts</p> | 5/15/2020 |
| Minnesota | <p>Residential and Commercial</p> <p>Duration: March 23, 2020 until the peacetime emergency declared in E.O. 20-01 is terminated or it is</p> | <p>Suspends all residential eviction filings indefinitely, except eviction actions based on resident safety. The executive order further bans landlords from terminating residential leases during the emergency period or executing writs for recovery. The order appears to suspend executing writs of recovery for</p> | <p>Emergency Executive Order 20-14 dated 5/23/2020 and the Emergency extended by E.O. 20-53 dated May 13, 2020</p> | 5/15/2020 |

Last Updated May 15, 2020

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

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|-------------|---|---|--|--------------|
| | otherwise rescinded. Currently through June 12, 2020. | both residential and commercial buildings. "after a residential lease has been breached, or after nonpayment of rent, the ability to file an eviction action...is suspended... all residential landlords must cease terminating residential leases during the pendency of the emergency, except where the termination is due to the tenant seriously endangering the safety of other residents... all officers who hold a writ of recovery of premises and order to vacate must cease executing such writs ... with the exception of writs of recovery designated as a priority execution ... for any order to vacate that is based on an eviction under Minnesota Statutes 2019, section 504B.171, or on the basis that the tenant seriously endangered the safety of other residents." | Official State Actions: Gubernatorial | |
| Mississippi | Residential. Duration: April 1, 2020 until the termination of the Shelter in Place Order | Evictions within the State are suspended and all state, county and local law enforcement officers are directed to cease the enforcement of orders of eviction for residential premises during the Shelter in Place Order. | Executive Order No. 1466 dated April 1, 2020 Official State Actions: Gubernatorial | 5/15/2020 |
| Missouri | In person proceedings suspended; Residential and Commercial Evictions Likely Impacted. Duration: April 1, 2020 to May 15, 2020; Starting May 16, relaxed procedures. | "...the Supreme Court of Missouri hereby suspends all in-person proceedings in all appellate and circuit courts". May 16, 2020 Operational Directives for Easing COVID-19 Restrictions on In-Person Proceedings - In all judicial proceedings, courts and judges are encouraged to utilize all available technologies – including teleconferencing and video conferencing – to conduct court activities remotely in order to limit the number of in-person proceedings conducted in courthouses. Any local, criminal, or civil rules that would impede a court clerk or judge's ability to utilize such technologies are hereby suspended for the duration of this Order. | Supreme Court Order dated April 1, 2020 superseded by S.C. Order dated 4/17/2020 superseded by S.C. Order dated 5/4/2020. Official State Actions: Courts | 5/15/2020 |
| Montana | Residential Duration: Duration extended | For the duration of this Directive and except as provided herein, there shall be no actions for termination of a tenancy, possession, unlawful holdover, or rent involving a residential dwelling tenancy. No writ, judgment, or order requiring a tenant or authorized guest to surrender or vacate the premises shall be | March 30,2020 Statewide Directive and extended by 4/7/2020 Statewide Directive | 5/15/2020 |

Last Updated May 15, 2020

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

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| | through April 24, 2020. *Not further extended* | enforced. The temporary limitation on residential evictions described in section I of the March 31, 2020 Directive applies and shall be implemented, when certain circumstances are met, such as: (i) A tenant is required to be quarantined based on their diagnosis of COVID-19; (ii) A tenant is required to self-quarantine based on a Directive of the Governor; (iii) A tenant is over 65 or has any health condition that places him/her at enhanced risk for COVID-19; (iv) A tenant suffered a substantial loss of income from COVID-19. | <u>4/13/2020 Statewide Directive</u> Official State Actions: <u>Gubernatorial</u> | |
| Nebraska | Residential Duration: March 25 to May 31, 2020 | The right of a residential landlord to proceed to trial in an eviction to terminate a rental agreement for unpaid rent that accrues on or after March 13, 2020...is deferred from the date of this order until May 13, 2020, if tenant can demonstrate to the landlord, with documentation or other objective evidence, that the tenant: suffered a substantial loss of income from COVID-19...or missed work to care for a relative or child due to notice from a school" | <u>Executive Order 20-07 signed 3/25/2020</u> Official State Actions: <u>Gubernatorial</u> | 5/15/2020 |
| Nevada | Residential and Commercial; also covers Foreclosures Duration: March 29, 2020 until termination of the State of Emergency | No lockout, notice to vacate, notice to pay or quit, eviction, foreclosure action, or other proceeding involving residential or commercial real estate based upon a tenant or mortgagee's default of any contractual obligations imposed by a rental agreement or mortgage may be initiated under any provision of Nevada law effective March 29, 2020, at 11:59 p.m., until the state of emergency under the March 12, 2020 Declaration of Emergency terminates, expires, or this Directive is rescinded by order of the Governor. Eviction of foreclosure actions currently being adjudicated by a court shall be stayed until the state of emergency declared on March 12, 2020 terminates or expires. This limitation shall not include current eviction or foreclosure proceedings stemming from threats by a tenant or resident to public health or safety, criminal activity, or significant damage to the property. | <u>Governor Emergency Directive 008 dated March 29, 2020</u> Official State Actions: <u>Gubernatorial</u> | 5/15/2020 |
| New Hampshire | Residential and Commercial; also covers Foreclosures | "No owner of non-restricted property or restricted property, as those terms are defined in RSA 540: 1-a, may initiate eviction proceedings under RSA 540 during the State of Emergency declared in Executive Order 2020-04 and no eviction order shall be issued or enforced during the State of Emergency declared in Executive Order 2020-04. All applicable provisions of RSA 540 or | <u>Emergency Order 04 dated 3/17/20 as clarified by Emergency Order 24 dated 4/3/2020.</u> Official State Actions: | 5/15/2020 |

Last Updated May 15, 2020

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

| State | Scope & Duration | Text | Authority | Last Updated |
|------------|--|--|---|--------------|
| | Duration: March 17, 2020 until termination of the State of Emergency | any law, rule or other regulation which would allow for the initiation of eviction proceedings or the issuance of an eviction order are hereby suspended for the duration of the State of Emergency declared in Executive Order 2020-04. All judicial and non-judicial foreclosure actions under RSA 4 79 or any other applicable law, rule or regulation are hereby prohibited during the State of Emergency declared in Executive Order 2020-04, and all applicable provisions of any law, rule, or other regulation which would allow for the initiation of foreclosure proceedings are hereby suspended for the duration of the State of Emergency declared in Executive Order 2020-04. | <u>Gubernatorial</u> | |
| New Jersey | Residential only; also covers foreclosures; Duration "...no longer than two months following the end of the Public Health Emergency or State of Emergency... whichever ends later...." Duration: March 19, 2020 until up to two months after end of public health emergency. | "Any lessee, tenant, homeowner or any other person shall not be removed from a residential property as the result of an eviction or foreclosure proceeding. While eviction and foreclosure proceedings may be initiated or continued during the time this Order is in effect, enforcement of all judgments for possession, warrants of removal, and writs of possession shall be stayed...". | <u>Executive Order No. 106 dated 3/19/20</u> Official State Actions: <u>Gubernatorial</u> | 5/15/2020 |
| New Mexico | Residential only; does not cover foreclosures. Duration: March 24 until further ordered. | Protecting against the loss of housing & mobile homes. "...judges presiding in eviction proceedings arising under the Uniform Owner-Resident Relations Act shall stay the execution of writs of restitution issued for non-payment of rent only...". | <u>Supreme Court Order No. 20-8500-007 dated 3/24/20</u> and <u>Supreme Court Order No. 20-8500-008 dated 3/26/20</u> Official State Actions: <u>Gubernatorial; Courts</u> | 5/15/2020 |
| New York | Residential and commercial; also covers foreclosures | Beginning on 3/20/2020 and effective for 90 days: "There shall be no enforcement of either an eviction of any tenant residential or commercial, or a foreclosure of any residential or commercial property" extended on May 7, | <u>Executive Order No. 202.8 dated 3/2/20</u> extended by <u>EO 202.28 dated May 7, 2020.</u> (See Press | 5/15/2020 |

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

| State | Scope & Duration | Text | Authority | Last Updated |
|----------------|--|--|--|--------------|
| | <p>Duration: March 20 to June 18, 2020 extended through August 20, 2020</p> | <p>2020 through August 20,2020.</p> <p>Starting June 20: There shall be no initiation of a proceeding or enforcement of either an eviction of any residential or commercial tenant, for nonpayment of rent or a foreclosure of any residential or commercial mortgage, for nonpayment of such mortgage, owned or rented by someone that is eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic for a period of sixty days beginning on June 20, 2020.</p> | <p><u>Release dated 5/7/2020)</u></p> <p>Official State Actions: <u>Gubernatorial</u></p> | |
| North Carolina | <p>Presumed to include Residential and Commercial Evictions; also covers foreclosures</p> <p>Duration: March 15 to June 1, 2020</p> | <p>All Superior Court and District Court proceedings are stayed through June 1, 2020; Summary ejectments and foreclosures must be postponed</p> <p>Pursuant to the Chief Justice's orders referenced above, there should be no new eviction proceedings until the orders expire." The expiration date on Chief Justice Cheri Beasley's order is April 17, 2020. The Clerks of the Superior Court may, in their discretion, "delay, until regular court operations resume, issuing Writs of Possession for Real Property, which are the legal documents under which sheriff's perform evictions." It further, "strongly encourages" all Clerks of Superior Court "to follow the spirit" of the Chief Justice's Order, and hold off on issuing writs of possession until April 17, 2020.</p> | <p><u>Administrative Memo from the Admin Office of the Courts dated 3/15/2020; Order of Supreme Court Justice dated 4/02/20</u></p> <p><u>Executive Order No. 124 dated 3/31/2020</u></p> <p>Official State Actions: Gubernatorial & Courts</p> | 5/15/2020 |
| North Dakota | <p>Residential</p> <p>Duration: March 26 until further ordered.</p> | <p>All residential eviction proceedings under N.C.C.C. ch 47-32 are suspended until further order of court.</p> | <p><u>Order of North Dakota Supreme Court Order 27 dated 3/26/2020</u></p> <p>Official State Actions: <u>Courts</u></p> | 5/15/2020 |

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

| State | Scope & Duration | Text | Authority | Last Updated |
|----------|---|--|---|--------------|
| Ohio | Residential only; also covers foreclosures; Duration: April 1 to June 30, 2020 | Sup. Ct. Order States: "Temporarily continue eviction filings, pending eviction proceedings, scheduled move-outs, and the execution of foreclosure judgements (except in the instances where allegations of domestic violence are involved)." "Landlords are requested to provide for a moratorium of evictions of small business commercial tenants for a term of at least ninety (90) consecutive days" Lenders are requested to provide commercial real estate borrowers with a commercial mortgage loan for a property located in the State of Ohio an opportunity for a forbearance of a term of at least ninety (90) consecutive days for said mortgage as a result of a financial hardship due to the COVID-19 pandemic | <u>Supreme Court Guidelines dated 3/20/20 (Updated 3/3/2020)</u> <u>Executive Order 2020-08D dated 4/1/2020</u> Official State Actions: <u>Gubernatorial & Courts</u> | 5/15/2020 |
| Oklahoma | Presumed to include Residential and Commercial Evictions Duration: March 27 to May 15, 2020. *Eviction filings permitted* | Order suspending "all deadlines and procedures whether prescribed by statute, rule or order in any civil, juvenile or criminal case . . . through May 15, 2020." In order to address residential evictions, the Supreme Court adopts and mandates the implementation of the following temporary pleading requirement: In support of a Petition for Forcible Entry and Detainer or Affidavit for Possession filed on or after March 27, 2020, the date of passage of the CARES Act, the Plaintiff in any action for eviction shall affirmatively plead that the property that is the subject of the eviction dispute is or is not a covered dwelling under the CARES Act. | <u>Oklahoma Supreme Court Order, SCAD 2020-29 filed 3/27/2020</u> <u>SCAD No. 2020-38 effective May 1, 2020</u> Official State Actions: <u>Courts</u> | 5/15/2020 |
| Oregon | Residential and Commercial Duration: March 22 to June 20, 2020 (Law Enforcement); April 1 to June 30, 2020 (Moratorium) | Beginning on 3/22/2020 and effective for 90 days: "Law enforcement officers are prohibited from serving...any order or writ of termination of tenancy...that relates to residential evictions for non-payment." On April 1, 2020, ordering a moratorium on certain terminations of residential rental agreement and non-residential leases. Prohibiting residential and nonresidential properties from terminating a lease | <u>Executive Order No.20-11 dated 3/22/20</u> <u>Executive Order No.20-13 dated 4/1/20</u> Official State Actions: | 5/15/2020 |

Last Updated May 15, 2020

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

| State | Scope & Duration | Text | Authority | Last Updated |
|--------------|--|---|---|--------------|
| | | due to nonpayment effective for 90 days unless extended. | Gubernatorial | |
| Pennsylvania | Residential only; also covers foreclosures Duration: March 18, 2020 to May 11, 2020 *Eviction proceedings set to resume May 15, 2020* | <p>"...no officer...shall effectuate and eviction...from a residence based upon a rent, loan or other similar payment."</p> <p>This court directs that the general, statewide judicial emergency declared in this court's order of March 16, 2020, is extended through April 30, 2020, The directives contained in the March 18, 2020, Order concerning the dispossession of a residence -- under the heading "landlord/tenant" -- are hereby extended through April 30, 2020. It is noted, as a clarification, that the intent of this provision is that, in view of the economic effects of the Covid-19 pandemic, during this timeframe no officer, official, or other person employed by the Pennsylvania judiciary at any level shall effectuate an eviction, ejection, or other displacement from a residence based upon the failure to make a monetary payment.</p> <p>The Court's previous orders regarding dispossession of property are extended until May 11, at which point they will end. As today's order notes, however, there may be restraints on some actions related to dispossession of property imposed by other sources, including the federal CARES Act.</p> | <p>Order of Supreme Court Justice dated 3/18/20 extended by S.C. Order effective as of 4/1/2020.</p> <p>Official State Actions: Courts</p> | 5/15/2020 |
| Rhode Island | State courts will not process any residential or commercial evictions for the next thirty days. Duration: March 17 to May 17, 2020. *Not further extended* | <p>Governor Gina M. Raimondo announced the suspension of residential and commercial eviction proceedings until April 17, 2020.</p> <p>On March 17, the Supreme Court ordered that, except for those matters specifically identified by court as Emergency/Essential, all matters shall be continued as follows in accordance with the specific directives of the respective courts: All Superior Court jury trials and grand jury proceedings shall be extended until after April 17, 2020. All other matters in all courts within the unified judicial system shall be continued until after April 17, 2020. On April 8, the Supreme Court extended its order until May 17, 2020. "Eviction filings shall not be filed or heard by the District Court until after May 17, 2020."</p> | <p>Governor's Order discussed in 3.19.2020 Press Release</p> <p>Supreme Court Order 2020-04 dated 3/17/2020 extended by S.C. Order 2020-09 dated 4/8/2020.</p> <p>Official State Actions: Gubernatorial & Courts</p> | 5/15/2020 |

Last Updated May 15, 2020

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

| State | Scope & Duration | Text | Authority | Last Updated |
|----------------|--|--|--|--------------|
| South Carolina | <p>Presumed to include Residential and Commercial Evictions; also covers foreclosures</p> <p>Duration: March 17 to May 14, 2020 *Eviction proceedings set to resume May 15, 2020*</p> | <p>"...all evictions... shall be rescheduled for a date not earlier than May 1, 2020. Furthermore, the court shall not accept applications for ejectment, schedule hearings, issue writs... regarding evictions until directed by subsequent order... case-by-case exceptions for evictions may be made...."</p> <p>"...all evictions currently ordered and scheduled statewide shall resume May 15, 2020. Furthermore, the court shall accept applications for ejectment, schedule hearings, issue writs or warrants of ejectment, and proceed in any other manner necessary regarding evictions beginning May 15, 2020"</p> | <p>Supreme Court Order dated 3/18/20 superseded by Supreme Court Order dated 4/30/20</p> <p>Official State Actions: Courts</p> | 5/15/2020 |
| South Dakota | <p>N/A</p> <p>Duration: N/A</p> | <p>Supreme Court declaring a judicial emergency and directing each Circuit to take appropriate measures in response to the emergency. No statewide order for evictions and foreclosures, actions may vary in cities/counties.</p> | <p>South Dakota Judicial Response</p> <p>Supreme Court Order dated 3/13/2020 and additional procedures.</p> | 5/15/2020 |
| Tennessee | <p>Residential only; also covers foreclosures</p> <p>Duration: March 18 to May 31, 2020</p> | <p>"[N]o... official shall... effectuate an eviction, ejectment, or other displacement from a residence during the effective dates...based upon the failure to make a rent, loan, or other similar payment absent extraordinary circumstances..."</p> | <p>Supreme Court Order dated 3/18/20 and S.C. Order dated 3/25/20 further extended by S.C. Order dated 4/24/2020</p> <p>Official State Actions: Courts & News</p> | 5/15/2020 |
| Texas | <p>Residential only; also covers foreclosures.</p> <p>Duration: March 18 to May 18, 2020. *Eviction proceedings set to resume May 19, 2020*</p> | <p>"Any action for eviction to recover possession of residential property:(a) no trial, hearing, or other proceeding may be conducted, and all deadlines are tolled, until after May 18, 2020; a writ of possession may issue, but the posting of the written warning and the execution of the writ of possession may not occur until after May 25, 2020....Beginning May 19, 2020, eviction proceedings may resume and deadlines are no longer tolled, and beginning May 26, 2020, warnings may be posted and writs of possession may be executed.</p> <p>For eviction proceedings filed from March 27, 2020, through July 25, 2020, a sworn petition containing "a description of the facts and grounds for eviction" required by Texas Rule of Civil Procedure 510.3(a)(2) must state that the premises are not subject to the moratorium on evictions imposed by Section</p> | <p>Supreme Court Order dated 3/18/20 second extension by S.C. Order 12 dated 4/27/2020 modified by S.C. Order 15 dated 5/15/2020</p> <p>Official State Actions: Courts</p> | 5/15/2020 |

Last Updated May 15, 2020

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

| State | Scope & Duration | Text | Authority | Last Updated |
|------------|---|--|---|--------------|
| | | 4024 of the CARES Act. | | |
| Utah | Residential Duration: March 31 to May 15, 2020 *Not further extended* | Suspends the enforcement of Forcible Entry and Detainer to a residential tenant who is current on rent payments as of March 31, 2020 and has met one of the following criteria: 1) suffered loss of wages or job loss as a result of Covid-19; 2) has undergone quarantine in response to Covid-19; 3) has tested positive for Covid-19. | <u>Executive Order dated April 1, 2020</u> Official State Actions: <u>Gubernatorial</u> | 5/15/2020 |
| Vermont | Presumed to include Residential and Commercial Evictions & Foreclosures; Duration Duration: March 16 to May 31, 2020. | The Order calls for suspension of nonemergency hearings (which includes evictions), but judges can still conduct certain hearings remotely. | <u>Supreme Court Order dated 3/16/20</u> amended by <u>Supreme Court Admin. Order 49 dated 4/13/2020</u> Official State Actions: <u>Courts</u> | 5/15/2020 |
| Virginia | Presumed to include Residential and Commercial Evictions & Foreclosures Duration: March 16 to May 17, 2020. *In person proceedings set to resume May 18, 2020* | "[I]t is hereby ordered that non-essential, non-emergency court proceedings are suspended and all deadlines tolled and extended for a period of 21 days." As extended by the Supreme Court's Order, the court shall continue all civil, traffic and criminal matters, including jury trials, except for emergency and other matters. "Notwithstanding the ongoing preference for conducting hearings by video conferencing or telephone, effective May 18,2020, all courts may hear in-person non-emergency matters if they determine it is safe to do so, and provided they comply with the guidance for transitioning from emergency to routine operations...." | <u>Supreme Court Order dated 3/16/20</u> extended by <u>Supreme Court Order dated 4/22/2020</u> <u>Supreme Court Order dated 5/12/2020</u> Official State Actions: <u>Courts</u> | 5/15/2020 |
| Washington | Residential only; does not reference foreclosures Duration: March 18 th June 4, 2020 | Landlords, property owners, and property managers are prohibited from serving or enforcing, or threatening to serve or enforce, any notice requiring a resident to vacate any dwelling or parcel of land occupied as a dwelling, including but not limited to an eviction notice, notice to pay or vacate, notice of unlawful detainer, notice of termination of rental, or notice to comply or vacate. Local law enforcement are prohibited from acting on eviction orders affecting any dwelling or parcel of land occupied as a dwelling, unless the eviction order | <u>Executive Order 20-19 dated 3/18/20</u> extended by <u>Executive Order 20-19.1 dated 4/16/20</u> Official State Actions: <u>Gubernatorial</u> | 5/15/2020 |

Last Updated May 15, 2020

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

| State | Scope & Duration | Text | Authority | Last Updated |
|---------------|---|---|--|--------------|
| | | clearly states that it was issued based the individual(s) named in the eviction order creating a significant and immediate risk to the health or safety of others. | | |
| West Virginia | Presumed to include Residential and Commercial Evictions & Foreclosures; Duration of judicial emergency Duration: March 23 rd May 15, 2020 * In person proceedings set to resume May 18, 2020* | <p>"A judicial emergency is declared from March 23 through May 15...and all in person proceedings and court deadlines, except the emergency proceedings ... directed to take place or any act required to be done on any day falling within this period of judicial emergency, are stayed."</p> <p>"...Upon the May 15, 2020 expirations of the judicial emergency, the April 22, 2020 Second Amended Order, and the April 24, 2020 Temporary Order Regarding Civil Litigation and Rules of Civil Procedure in Circuit Court, all courts, judicial officers and court personnel shall comply and adhere to the applicable guidance and directives set forth in the Protocols. Remote hearings and proceedings are still permitted and encouraged, if appropriate...In-person hearings or proceedings may commence on or after May 18, 2020"</p> | <p><u>Supreme Court Order dated 4/22/20</u></p> <p><u>Supreme Court Order dated 5/6/20</u></p> <p>Official State Actions: <u>Courts</u></p> | 5/15/2020 |
| Wisconsin | Residential Duration: March 27th to May 26, 2020 - Ruled Unconstitutional on 5/13/2020. | Beginning on 3/27/2020 and effective for 60 days from the date of the Order: "Landlords are prohibited from serving any notice of terminating a tenancy for failure to pay rent...Landlords are prohibited from commencing a civil action of eviction unless eviction action is not based on failure to pay rent" | <p><u>Emergency Order #15 dated 3/27/20 - Ruled Unconstitutional</u></p> <p>Official State Actions: <u>Gubernatorial & Courts</u></p> | 5/15/2020 |
| Wyoming | Presumed to include Residential and Commercial Evictions & Foreclosures Duration: March 18th to May 31, 2020 * Not further extended* | All in-person proceedings in all Circuit and District Courts and the Supreme Court in Wyoming should be suspended from the close of business on March 18, 2020 to May 31, 2020. | <p><u>Supreme Court Order dated 3/18/2020</u> not extended by <u>Supreme Court Order dated 4/30/2020</u></p> <p>Official State Actions: <u>Courts</u></p> | 5/15/2020 |
| All States | Residential | <p>Owners of multifamily rental properties may be subject to the 120-day federal eviction moratorium.</p> <p>Effective March 27, 2020, The federal Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law No. 116-136, section 4024, imposes a</p> | <p><u>Coronavirus Aid, Relief, and Economic Security (CARES) Act</u></p> | 5/15//2020 |

Last Updated May 15, 2020

50 STATE SURVEY OF EVICTION AND FORECLOSURE MORATORIUMS.

| State | Scope & Duration | Text | Authority | Last Updated |
|-------|------------------|---|-----------|--------------|
| | | <p>moratorium until July 24, 2020, on the filing of summary actions to recover possession of covered property for nonpayment of rent. Covered property includes public housing, federally subsidized housing, and residential property that is subject to a federally backed mortgage. See Sec. 4024 of the Act.</p> <p>The CARES Act states that the lessor of a covered dwelling may not initiate any new eviction actions during the 120-day moratorium period for nonpayment of rent, nor charge any late fees or penalties in connection with a tenant's nonpayment of rent. A "covered dwelling" is defined as any dwelling (whether subject to a residential lease or otherwise) located on or in a covered property. A "covered property" is defined, in relevant part, as any property that either (a) participates in a "covered housing program" as defined under Section 41411(a) of the Violence Against Women Act of 1994 (34 U.S.C. 12941(a)), or, (b) the rural housing voucher program under Section 542 of the Housing Act of 1949 (42 U.S.C. 1490r); or (c) has a federally-backed mortgage loan. The federal moratorium does not apply to eviction actions initiated prior to March 27, 2020.</p> | | |