



MORTGAGE BANKERS ASSOCIATION

## MBA's CREF State Eviction Moratorium Tracker (April 30, 2021)

**Note on CDC Eviction Moratorium.** On 9/4/20, the Centers for Disease Control and Prevention (CDC) issued an Agency Order temporarily halting evictions in all states and territories (except American Samoa) through 12/31/20. Congress extended the eviction moratorium for nonpayment of rent issued by the CDC from December 31, 2020 to January 31, 2021. **On 3/29/21 the CDC extended the moratorium until 6/30/21.** The Order does not apply in any state, local, territorial, or tribal area with a moratorium on evictions that provides the same or greater level of public health protection, nor does the Order preclude state, local, territorial, or tribal authorities from imposing requirement that provide greater public health restrictions. \* Numerous court cases are pending considering the constitutionality and legality of this order.

| State                | Expiration Date   | Description  |
|----------------------|---|--|
| Arizona              | Expired-10/31/20  | The Governor issued an <a href="#">Executive Order</a> halting evictions until 10/31/20. The Arizona Supreme Court released <a href="#">guidance</a> on evictions on 7/7/2020.   |
| California           | Residential evictions- 6/30/21. Local protections for residential and commercial evictions - 6/30/21. | On 8/31/20, <a href="#">AB 3088</a> was enacted limiting residential evictions until 1/31/21 with payment and attestation restrictions placed on the tenant. Governor Gavin Newsom indicated he would sign <a href="#">SB-91 COVID-19 relief: tenancy: federal rental assistance bill</a> extending residential eviction moratoriums until 6/30/21. Governor Newsom signed <a href="#">Executive Order N-03-21</a> , allowing cities and counties to enact their own eviction protections for both residential and commercial tenants until 6/30/21. |
| Colorado             | Expired-11/20/20  | On 10/21/20 the Governor issued an <a href="#">Executive Order</a> placing a moratorium on residential evictions.  |
| Connecticut          | 5/20/21   | The Governor extended an <a href="#">Executive Order</a> limiting evictions for residential tenants until 5/20/21. An earlier executive order applying to commercial tenants expired on 8/25/20.   |
| Delaware             | Expired-3/10/21   | The Governor issued an <a href="#">Executive Order</a> on 6/8/20, allowing landlords to file residential evictions but orders courts to immediately stay proceedings.  |
| District of Columbia | 7/20/21 for residential and commercial tenants.   | The D.C. Council passed a number of <a href="#">bills</a> prohibiting evictions of residential tenants during the state of emergency. Lawmakers have <a href="#">suspended</a> the filing of residential evictions until 60 days after the state of emergency which is currently set to expire on 5/20/21.   |

*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.*

For more information please contact [Grant Carlson](#) at 202-557-2765.



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| Florida       | Expired-10/1/20  | The Governor extended an <a href="#">Executive Order</a> limiting residential evictions until 10/1/20.  |
| Georgia       | N/A  | Georgia courts have been provided the <a href="#">flexibility</a> to determine if an eviction should proceed.   |
| Hawaii        | 6/8/21   | The Governor has issued an <a href="#">Executive Order</a> suspending residential eviction court proceedings until 6/8/21. Local eviction protections exist.  |
| Illinois      | 5/1/21   | The Governor issued an <a href="#">Executive Order</a> halting residential evictions until 5/1/21.  |
| Kansas        | Open-ended   | The Governor issued an <a href="#">Executive Order</a> limiting residential evictions until the State of Emergency ends.  |
| Kentucky      | N/A  | Open-ended eviction moratorium repealed. 30-day notice to residential tenants required.   |
| Maine         | N/A  | Evictions can proceed under an <a href="#">order</a> by the Governor expanding eviction timeframes.   |
| Maryland      | N/A  | The Governor issued an <a href="#">Executive Order</a> limiting evictions during the state of emergency. On 8/31/20, eviction court proceedings have resumed. Tenants will be able to use COVID-19 and its economic impacts as a defense. |
| Massachusetts | Expired-10/17/20   | The Governor has extended a legislative <a href="#">ban</a> on residential evictions until 10/17/20.  |
| Michigan      | Expired-12/31/20   | The Michigan Supreme Court has issued and <a href="#">administrative order</a> placing conditions on evictions until 12/31/20.  |
| Minnesota     | 5/14/21  | The Governor has issued an <a href="#">Executive Order</a> limiting evictions for residential tenants until 5/14/21.  |
| Montana       | Expired  | Evictions were limited during the emergency period. The Governor had issued an <a href="#">Executive Order</a> giving courts discretion.  |
| Nevada        | 5/30/21  | The Governor amended an <a href="#">Executive Order</a> extending the residential eviction moratorium until 5/30/21.  |
| New Jersey    | TBD-Expires two months after the expiration of the state's state of emergency. | The Governor has issued an <a href="#">Executive Order</a> limiting residential evictions until two months after the state's state of emergency expires. Court proceedings can continue during this time.                                 |
| New Mexico    | Open-ended   | By order of New Mexico Courts evictions a <a href="#">temporary moratorium</a> on eviction has been applied.  |

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| <b>New York</b>       | 8/31/21 for residential and commercial evictions.                        | On 12/28/20 Governor Cuomo signed the <a href="#">Covid-19 Emergency Eviction and Foreclosure Prevention Act of 2020</a> preventing most residential evictions until 5/1/21. The New York Legislature extended a moratorium on certain commercial evictions foreclosures until 8/31/21.            |
| <b>North Carolina</b> | 6/30/21  | The Governor issued an <a href="#">Executive Order</a> that places limits on residential evictions until 6/30/21.  |
| <b>Oregon</b>         | 6/30/21 for residential tenants. Expired-9/30/20 for commercial tenants. | The legislature enacted <a href="#">HB 4213</a> , which prohibits evictions for residential and commercial tenants until 9/30/20. The Governor signed an <a href="#">executive order</a> prohibiting residential evictions until 12/31/20. The legislature extended this moratorium until 6/30/21. |
| <b>Pennsylvania</b>   | Expired-8/31/20  | The Governor issued an <a href="#">Executive Order</a> that places residential eviction proceeding on hold until 8/31/20.  |
| <b>Rhode Island</b>   | Expired-6/2/20   | The Governors moratorium on eviction shas expired.   |
| <b>Vermont</b>        | Open-ended   | The Vermont legislature <a href="#">limited evictions</a> until 30-days after the state of emergency ends.   |
| <b>Virginia</b>       | Expired-9/7/20   | The Virginia Supreme Court <a href="#">ordered a suspension</a> of residential evictions until 9/7/20.   |
| <b>Washington</b>     | 6/30/21  | The Governor extended an <a href="#">Executive Order</a> banning residential evictions until 6/30/21. 60 day notice is required before evictions. Local protections may apply.   |

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