



MORTGAGE BANKERS ASSOCIATION

MBA CREF State Eviction Moratorium Tracker (June 25, 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. **On 6/24/21 the CDC extended the moratorium until 7/31/21.** 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 requirements 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 Executive Order halting evictions until 10/31/20. The Arizona Supreme Court released guidance on evictions on 7/7/2020.
California	Residential evictions- 6/30/21. Local protections for residential and commercial evictions - 6/30/21. Los Angeles County 9/30/21.	On 8/31/20, AB 3088 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 SB-91 COVID-19 relief: tenancy: federal rental assistance bill extending residential eviction moratoriums until 6/30/21. Governor Newsom signed Executive Order N-03-21 , allowing cities and counties to enact their own eviction protections for both residential and commercial tenants until 6/30/21. *Local eviction moratoriums may be in effect. Los Angeles County extended its commercial and residential eviction moratoriums until 9/30/21.
Colorado	Expired-11/20/20	On 10/21/20 the Governor issued an Executive Order placing a moratorium on residential evictions.
Connecticut	6/30/21	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	7/20/21 for residential and commercial tenants.	The D.C. Council passed a number of bills prohibiting evictions of residential tenants during the state of emergency. Lawmakers have suspended 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.

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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	7/6/21	The Governor has issued an Executive Order suspending residential eviction court proceedings until 7/6/21. Local eviction protections exist.
Illinois	6/28/21	The Governor issued an Executive Order halting residential evictions until 6/28/21.
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 Governors veto to end the states eviction moratorium on 5/28/21.
Kentucky	N/A	Open-ended eviction moratorium repealed. 30-day notice to residential tenants required.
Maine	N/A	Evictions can proceed under an order by the Governor expanding eviction timeframes.
Maryland	N/A	The Governor issued an Executive Order 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 ban on residential evictions until 10/17/20.
Michigan	Expired-12/31/20	The Michigan Supreme Court has issued and administrative order placing conditions on evictions until 12/31/20.
Minnesota	6/1/22	A new law was passed preventing evictions for tenants who have applied for rental assistance from eviction until 6/1/22.
Montana	Expired	Evictions were limited during the emergency period. The Governor had issued an Executive Order giving courts discretion.
Nevada	Conditional on rental assistance application	Nevada renters can not be evicted while applying for rental assistance.
New Jersey	9/1/21	The Governor has issued an Executive Order 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 a temporary moratorium on eviction has been applied.

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New York	8/31/21 for residential and commercial evictions and foreclosures.	On 12/28/20 Governor Cuomo signed the Covid-19 Emergency Eviction and Foreclosure Prevention Act of 2020 preventing most residential evictions until 5/1/21. The New York Legislature extended a moratorium on certain commercial evictions and foreclosures until 8/31/21.
North Carolina	6/30/21	The Governor issued an Executive Order that places limits on residential evictions until 6/30/21.
Oregon	6/30/21 for residential tenants. Expired-9/30/20 for commercial tenants.	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.
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	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	6/30/21	The Governor extended an Executive Order banning residential evictions until 6/30/21. 60 day notice is required before evictions. Local protections may apply. *Local eviction moratoriums may be in effect.

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