



MORTGAGE BANKERS ASSOCIATION

MBA's CREF State Eviction Moratorium Tracker (November 20, 2020)

Note on CDC Agency Order. 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. 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.

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-1/31/21. Local protections for residential and commercial evictions - 3/31/21.	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 signed Executive Order N-21-20 , allowing cities and counties to enact their own eviction protections for both residential and commercial tenants until 3/31/21. Over 120 jurisdictions have enacted protections or moratoriums.
Colorado	11/20/20	On 10/21/20 the Governor issued an Executive Order placing a moratorium on residential evictions.
Connecticut	12/31/20	The Governor extended an Executive Order limiting evictions for residential tenants until 12/31/20. An earlier executive order applying to commercial tenants expired on 8/25/20.
Delaware	Open-ended	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	3/2/21	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 12/31/20.
Florida	Expired-10/1/20	The Governor extended an Executive Order limiting residential evictions until 10/1/20.
Georgia	N/A	Georgia courts have provided the flexibility to determine if an eviction should proceed.
Hawaii	12/31/20	The Governor has issued an Executive Order suspending residential eviction court proceedings until 12/31/20. Local evictions protections exist.

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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Illinois	12/13/20	The Governor issued an Executive Order halting residential evictions until 12/13/20.
Kansas	Expired-9/15/20	The Governor issued an Executive Order limiting residential evictions until 9/15/20. Court proceedings can continue.
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	Open-ended for commercial and residential evictions.	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	12/31/20	The Michigan Supreme Court has issued and administrative order placing conditions on evictions until 12/31/20.
Minnesota	Expired-9/11/20.	The Governor has issued an Executive Order limiting evictions for residential tenants until 9/11/20.
Montana	Open-ended	Evictions are limited during the emergency period. The Governor has issued an Executive Order giving courts discretion.
Nevada	Expired-10/15/20	The Governor amended an Executive Order extending the residential eviction moratorium until 10/15/20.
New Jersey	TBD-Expires two months after the expiration of the state's state of emergency.	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 York	1/1/21 for residential and commercial tenant evictions.	The Tenant Safe Harbor Act prohibits residential evictions during the Covid-19 emergency. The Governor also signed an executive order prohibiting residential and commercial evictions until 1/1/21. The New York Unified State Court System has issued a moratorium on commercial and residential eviction proceedings until 10/1/20. The Governor signed an Executive Order prohibiting commercial evictions until 1/1/21. This applies to existing eviction cases before the state of emergency.

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North Carolina	12/31/20	The Governor issued an Executive Order that places limits on residential evictions until 12/31/20.
Oregon	12/31/20 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.
Pennsylvania	Expired-8/31/20.	The Governor issued an Executive Order that places residential eviction proceeding on hold until 8/31/20.
Vermont	Open-ended	The Vermont legislature limited evictions until 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	12/31/20	The Governor extended an Executive Order banning residential evictions until 12/31/20. 60 day notice is required before evictions.

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