



MORTGAGE BANKERS ASSOCIATION

MBA CREF State Eviction Moratorium Tracker (October 22, 2021)

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 1/1/22.	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 commercial and residential eviction moratoriums until 1/1/22.
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 Renters applying for rental assistance 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 evictions-1/1/22 Commercial eviction moratorium expired-3/31/21.	On Sept. 26, landlords may begin sending notices for breaches of lease, but eviction filings for lease breaches can't be submitted until 1/1/22.
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. * Local eviction moratoriums may be in place.
Hawaii	Expired-10/3/21	The Governor has issued an Executive Order suspending residential eviction court proceedings until 10/3/21. Local eviction

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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		protections exist. The Governor indicated this will be the last extension.
Illinois	Expired-10/3/21	The Governor announced the states eviction moratorium will expire on 10/3/21. *Local eviction moratoriums may apply.
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	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.
Maryland	Expired	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. This defense expires on 8/15/21. *Local eviction moratoriums may apply.
Massachusetts	Expired-10/17/20 Renters applying for rental assistance protected from eviction. Boston has a moratorium on evictions.	Tenants are protected from evictions while applying for rental assistance. 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.
Michigan	Expired-12/31/20 Renters applying for rental assistance protected from eviction.	Tenants cannot be evicted while applying for rental assistance. 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	Tenants cannot be evicted while applying for rental assistance. Evictions for violations of lease terms can start on 7/14/21.

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	protected from eviction.	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.	Nevada renters cannot be evicted while applying for rental assistance.
New Jersey	9/1/21- for residential tenants with household incomes below 120% of AMI. 12/31/21-for residential tenants with household incomes below 80% of AMI.	The Governor signed legislation creating new eviction and foreclosure moratorium deadlines and special eviction protections for tenants who 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	Open-ended moratorium	By order of New Mexico Courts a temporary moratorium on eviction has been applied.
New York	1/15/22 for residential and commercial evictions and foreclosures.	On 9/1/21 the New York Legislature extended the states moratorium on commercial and residential evictions and foreclosures until 1/15/22. *Local eviction moratoriums may be in effect.
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.

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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	10/31/21	The Governor extended the state's residential eviction moratorium until 10/31/21. 60 day notice is required before evictions. Local protections may apply. *Local eviction moratoriums may be in effect.

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