



MORTGAGE BANKERS ASSOCIATION

MBA CREF State Eviction Moratorium Tracker (February 10, 2023)

Current State/Local Eviction Moratoriums

State	Expiration Date	Description
California	Los Angeles County, City of Los Angeles, City of Oakland, and County of Alameda. (See description)	*Local eviction moratoriums may be in effect. Los Angeles County extended its residential eviction moratorium until 3/31/23. The City of Los Angeles’s residential eviction moratorium is in effect until 12 months after the city’s local emergency expires, which is still in effect. The city of Oakland and the County of Alameda have residential eviction moratoriums in effect until each jurisdiction’s local emergencies expire.

Expired State/Local Eviction Moratoriums

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.
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 *Residential tenants who apply for rental assistance are protected from eviction.	Tenants are protected from evictions while applying for rental assistance. The eviction moratorium expired on 6/30/21 when the state’s health emergency expires.
Delaware District of Columbia	Expired-3/10/21 Residential eviction moratorium expired-1/1/22 Commercial eviction moratorium expired-3/31/21.	
Florida	Expired-10/1/20	The Governor extended an Executive Order limiting residential evictions until 10/1/20.

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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Georgia	N/A	Georgia courts have been provided the flexibility to determine if an eviction should proceed.
Hawaii	Expired-10/3/21	The Governor issued an Executive Order suspending residential eviction court proceedings until 10/3/21.
Illinois	Expired-10/3/21	The Governor announced the states eviction moratorium will expire on 10/3/21.
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 Governor's veto to end the state's eviction moratorium on 5/28/21.
Kentucky	Expired	Open-ended eviction moratorium repealed. 30-day notice to residential tenants is 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 resumed. Tenants will be able to use COVID-19 and its economic impacts as a defense. This defense expired on 8/15/21.
Massachusetts	Boston 3/31/22 for residential tenants. *Residential tenants who apply for rental assistance are protected from eviction. Expired-10/17/20	*Residential tenants who apply for rental assistance are protected from eviction. 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. Boston evictions moratorium for residential tenants expires on 3/31/22.
Michigan	*Residential tenants that apply for rental assistance are protected from eviction.	*Residential tenants that apply for rental assistance are protected from eviction. The Michigan Supreme Court has issued and administrative order placing conditions on evictions until 12/31/20.

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Minnesota	Expired-7/14/21 Renters applying for rental assistance protected from eviction.	Tenants cannot be evicted while applying for rental assistance. Evictions for violations of lease terms can start on 7/14/21. A new law was passed preventing evictions for tenants who have applied for rental assistance from eviction until 6/1/22.
Nevada	Renters applying for rental assistance are protected from eviction.	
New Jersey	Expired-9/1/21-for residential tenants with household incomes below 120% of AMI. Expired-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	The New Mexico Supreme Court Announced a schedule of resuming residential evictions by court district (See description)	The New Mexico Supreme Court announced 3/23/22 a phased expiration of the courts paused on residential evictions. <ul style="list-style-type: none">Starting April 1 in the Second (Bernalillo County), Fifth (Chaves, Eddy and Lea counties), Tenth (DeBaca, Harding and Quay counties) and Twelfth (Lincoln and Otero counties) Judicial Districts.Effective May 1 in the Third (Doña Ana County), Sixth (Grant, Hidalgo and Luna counties) and Seventh (Catron, Sierra, Socorro and Torrance counties) Judicial Districts.Starting June 1 in the First (Los Alamos, Rio Arriba and Santa Fe counties), Fourth (Mora, Guadalupe and San Miguel counties), and Eighth (Colfax,

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		<p>Taos and Union counties) Judicial Districts.</p> <ul style="list-style-type: none"> Effective July 1 in the Eleventh (McKinley and San Juan counties) and Thirteen (Cibola, Sandoval and Valencia counties) Judicial Districts.
New York	Expired-1/15/22 for residential and commercial evictions and foreclosures. *Residential tenets who apply for rental assistance are protected from eviction.	On 9/1/21 the New York Legislature extended the state’s 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 limits 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 are 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.
Rhode Island	Expired-6/2/20	The Governor’s moratorium on evictions has 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	Expired-10/31/21 Seattle’s residential	The Governor extended the state’s residential eviction moratorium until 10/31/21. 60-day

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	eviction moratorium expired on 3/1/22.	notice is required before evictions. Local protections may apply.

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