

Latest Updates on State-by-State Eviction Moratoria During COVID-19 Pandemic
[Last updated April 2, 2020]

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
Alabama					Yes. <i>Statewide</i> – In-person proceedings postponed for 30 days beginning March 17.
Alaska	No. Governor plans to sign an executive order barring evictions of those receiving rental assistance.		Yes. <i>Statewide</i> – Commercial and residential. Ordered by Alaska Supreme Court. https://public.courts.alaska.gov/web/media/docs/socj-2020-8131.pdf		

¹ State-level action has been predominantly by executive order to date. Most state legislatures have been out of session or close to the end of session since the COVID-19 pandemic became a national emergency, and legislative response has been slow. Legislatures may choose to reconvene in response, and we will likely see a second wave of state-level eviction moratoria. The few states that have taken legislative action, such as Minnesota (where a bill has been proposed) and Massachusetts, may offer a glimpse of the form this second wave of state-level moratoria will take.

² Court closures and law enforcement refusals to enforce eviction orders are occurring sporadically and are difficult to track. Courts and law enforcement agencies that have made public statements are tracked here, but this changes on a regular basis. For the most up-to-date information, refer to your local courts and agency websites and Twitter accounts.

³ See note 2.

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
Arizona	<p>Yes. Executive order. Residential only.⁴ https://azgovernor.gov/sites/default/files/eo_2020-14_0.pdf</p>		<p>Partially. <i>Statewide</i> – More than half of the justices of the peace in Arizona have agreed to automatic delays on evictions. <i>Maricopa County Justice Courts</i> – Eviction hearings delayed until April.</p>	<p>Yes. <i>Tucson</i> – Constables will hold off from evictions until they receive further guidance.</p>	
Arkansas		<p>Yes. <i>Little Rock</i> – Public housing residents will not be evicted.</p>			
California	<p>Yes. Executive order. Residential only. https://www.gov.ca.gov/wp-content/uploads/2020/03/3.16.20-Executive-Order.pdf An earlier executive order allowed local governments to pause evictions.</p>	<p>Yes. <i>Arcata</i> – Commercial and residential. <i>Burbank</i> – Commercial and residential.</p>			

⁴ Regarding residential vs. commercial evictions, any limitation on the moratoria listed in this table to residential actions is noted where it is specified in the underlying order. “Residential only” is not used if the moratorium explicitly includes commercial evictions, no differentiation is made or the text is unavailable.

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
	https://www.gov.ca.gov/wp-content/uploads/2020/03/3.16.20-Executive-Order.pdf	<p><i>Costa Mesa</i> – Commercial and residential.</p> <p><i>El Monte</i> – Residential only.</p> <p><i>Fresno</i> – Commercial and residential.</p> <p><i>Imperial Beach</i> – Residential only.</p> <p><i>Los Angeles (City)</i> – Commercial and residential.</p> <p><i>Los Angeles (County)</i> – Commercial and residential.</p> <p><i>San Bernardino</i> – Commercial and residential.</p>			

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
		<p><i>San Diego</i> – Commercial and residential.</p> <p><i>San Francisco</i> – Commercial and residential.</p> <p><i>San Jose</i> – Residential only.</p> <p><i>Santa Monica</i> – Commercial and residential.</p> <p><i>Rancho Cucamonga</i> – Commercial and residential.</p> <p><i>Rancho Cordova</i> – Commercial and residential.</p> <p><i>Ventura County</i> – Commercial and residential.</p>			
Colorado	Yes.		Partial.	Yes.	

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
	<p>Executive order. Agencies directed to avoid eviction procedures. Law enforcement directed to suspend residential evictions. Directed Department of Regulatory Action to encourage lenders to halt foreclosures and related evictions for residential and commercial mortgages.</p> <p>https://drive.google.com/file/d/1mMCRLb6PxMPI680_THFn4nqLGAty1jq9/view</p>		<p><i>Statewide</i> – Colorado Supreme Court ordered each court to determine whether to proceed with nonessential evictions.</p> <p>https://www.courts.state.co.us/userfiles/file/Media/Opinion_Docs/COVID-19%20Order%2016Mar2020(1).pdf</p>	<p><i>Denver</i> – Sheriff Department announced it is transferring deputies away from evictions.</p> <p>https://www.denvergov.org/content/denvergov/en/mayors-office/newsroom/2020/city-and-county-of-denver-covid-19-response-update.html</p> <p><i>Arapahoe County</i> – unclear, but likely commercial and residential.</p>	
Connecticut			<p>Yes.</p> <p><i>Statewide</i> – Commercial and residential. Connecticut</p>		

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
			Superior Court ordered immediate stay of all evictions. https://www.jud.ct.gov/Execution_stay.pdf		
Delaware	Yes. Executive order. Residential only. All residential foreclosures and evictions are halted during the state of emergency. https://news.delaware.gov/2020/03/26/governor-carney-and-dsha-announce-housing-assistance-program/		Yes. <i>Statewide</i> – Commercial and residential. Delaware Justice of the Peace has paused all landlord/tenant proceedings.		
District of Columbia			Yes. <i>Statewide</i> – Commercial and residential. Evictions and foreclosures suspended. https://www.dccourts.gov/sites/default/files/Order-3-15-20.pdf		
Florida	Yes.		Yes.	Yes.	

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
	Residential only. Foreclosures tolled. https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-94.pdf		<i>Statewide</i> – Commercial and residential. Supreme Court of Florida ordered suspension of all writs of possession until April 17. https://www.floridastopremecourt.org/content/download/632431/7186205/AOSC20-17.pdf <i>Brevard County</i> – Commercial and residential. <i>Broward County</i> – Residential only. <i>Hillsborough County</i> <i>Seminole County</i> – Commercial and residential.	<i>Osceola County Sheriff</i> <i>Orange County Sheriff</i> <i>Broward County Sheriff</i> – Commercial and residential. <i>Miami Dade Police Department</i> – Commercial and residential.	
Georgia		Yes.			Many Georgia courts are closed – check this site

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
		<p><i>Atlanta – Residential only.</i> https://www.atlantaga.gov/government/mayor-s-office/city-of-atlanta-covid-19-response</p>			<p>for the most up-to-date detail: https://georgiacourts.gov/emergency-judicial-orders/</p>
Hawaii			<p>Yes. <i>Statewide – Hawaii</i> Supreme court suspended evictions until April 30. https://www.courts.state.hi.us/wp-content/uploads/2020/03/031619_scmf-20-152_In_Re_COVID-19.pdf</p>	<p>Yes. <i>Statewide – Commercial and residential.</i> https://governor.hawaii.gov/newsroom/latest-news/psd-news-release-sheriff-division-temporarily-suspends-eviction-activities/</p>	
Idaho			<p>Yes. <i>Blaine County – Commercial and residential.</i> https://www.5thjudicialdistrict.com/wp-</p>		<p>Yes. <i>Statewide – Idaho</i> Supreme Court issued an order suspending all trials and proceedings unless a judge believes the matter</p>

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
			content/uploads/Blaine1.pdf		can be heard by telephonic/video technology. https://isc.idaho.gov/EO/ISC-Emergency-Order-Ammended.pdf
Illinois	Yes. Executive order. Residential only. https://www2.illinois.gov/IISNews/21288-Gov.PritzkerStayatHomeOrder.pdf		Yes. <i>DeKalb County</i> – Commercial and residential. https://dekalbcounty.org/wp-content/uploads/2020/03/news-jd-23rd-judicial-circuit.pdf <i>Kendall County</i> – Commercial and residential. https://dekalbcounty.org/wp-content/uploads/2020/03/news-jd-23rd-judicial-circuit.pdf <i>Marshall County</i> – Commercial and residential.	Yes. <i>Cook County</i> – Commercial and residential. https://www.cookcountysheriff.org/court-ordered-evictions-sheriffs-work-alternative-program-suspended-due-to-covid-19-precautions/	

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
			<i>Peoria County – Commercial and residential.</i> <i>Putnam County – Commercial and residential.</i> <i>Tazewell County – Commercial and residential.</i> <i>Stark County – Commercial and residential.</i>		
Indiana	Yes. Executive order. Residential only. https://www.in.gov/gov/files/EO_20-06.pdf				
Iowa	Partial. Executive order. Residential only. Governor has ordered suspension of only some evictions and has paused all foreclosure proceedings. https://governor.iowa.gov/sites/default/files/documents/Pu				

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
	blic%20Health%20Proclamation%20-%202020.03.19.pdf				
Kansas	Yes. Executive order. Commercial and residential. Evictions and foreclosures. https://governor.kansas.gov/wp-content/uploads/2020/03/20-06-Executed.pdf				
Kentucky			Yes. <i>Statewide</i> – Commercial and residential. https://www.nkybar.com/resources/KENTUCKY%20COURT%20OFFICE%20JUSTICE%20RESPONSE%20TO%20COVID-19%20EMERGENCY.pdf	Yes. <i>Louisville</i> – Jefferson County Sheriff’s Office has suspended evictions. https://www.courier-journal.com/story/news/politics/metro-government/2020/03/17/louisville-jefferson-county-kentucky-ceases-evictions-time-	Partial. <i>Statewide</i> – Almost all courts are closed in Kentucky. https://www.courier-journal.com/story/news/local/2020/03/13/coronavirus-kentucky-court-proceedings-postponed-over-covid-19/503138600/

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
				being-amid-coronavirus/5064564002/	
Louisiana		Yes. <i>New Orleans</i> – residential only.	Yes. <i>Baton Rouge City Court</i> <i>New Orleans</i>		Yes. <i>Statewide</i> – Governor’s order suspended all deadlines in legal proceedings until April 13. https://gov.louisiana.gov/assets/Proclamations/2020/Proc-No-30-updTED.pdf
Maine			Yes. <i>Statewide</i> – Commercial and residential. Courts are closed for eviction hearings until May 1. https://ptla.org/covid-19		
Maryland	Yes. Executive order. Residential only. https://governor.maryland.gov/wp-content/uploads/2020/03/Exe			Yes. <i>Baltimore</i> – Commercial and residential. https://mayor.baltimorecity.gov/news/press-	

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
	cutive-Order-Temp-Evictions-Prohibiting.pdf			releases/2020-03-13-mayor-young-requests-halt-evictions-baltimore-sheriff-and-district	
Massachusetts	Yes. Legislation. Residential only, as well as ban on sheriffs enforcing evictions. https://malegislature.gov/Bills/191/HD4935	Yes. <i>Boston</i> – Commercial and residential. https://www.boston.gov/news/partnership-announced-impose-moratorium-eviction-proceedings-boston-protect-residents	Yes. <i>Statewide</i> – Residential only. https://www.mass.gov/housing-court-rules/housing-court-standing-order-2-20-temporary-modifications-to-court-operations		
Michigan	Yes. Executive order. Residential only. https://www.michigan.gov/whitmer/0,9309,7-387-90499_90705-522509--,00.html				

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
Minnesota	<p>Yes. Executive order. Residential only. https://mn.gov/governor/assets/EO%2020-14%20Filed_tcm1055-424508.pdf</p> <p>Note: The legislature is currently considering a bill that includes a moratorium on evictions.</p>				
Mississippi					<p>Yes. <i>Statewide</i> – Missouri Supreme Court has suspended all in-person hearings. https://www.courts.mo.gov/page.jsp?id=153093</p>
Missouri					<p>Yes. <i>Statewide</i> – All in-person proceedings suspended. https://www.courts.mo.gov/page.jsp?id=153093</p> <p><i>Jackson County</i> https://www.16thcircuit.org/Data/Sites/1/media/court_administration/admin</p>

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
					istrative-orders/2020-053-covid-19.pdf
Montana					Montana Supreme Court has left closure up to each individual court. Check this site for up-to-date information: https://courts.mt.gov/
Nebraska	Yes. Executive order. Residential only. https://www.dropbox.com/s/kci7kheh31fffi/EO%2020-07%20-%20Temporary%20Residential%20Eviction%20Relief%20.pdf?dl=0				
Nevada	Yes. Executive order. Commercial and residential. https://nvhealthresponse.nv.gov/wp-content/uploads/2020/03/Directive-008-Guidance-Release-Directive-Final.pdf	Yes. <i>Henderson</i> <i>Las Vegas</i>	Yes. <i>Reno</i> - https://www.washoe-county.us/rjc/files/news/Amended_Administrative_Order_3192020.pdf <i>Henderson</i> https://www.clarkcountynv.gov/justicecourt/henderson/Docu		

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
			<u>ments/covid_order.pdf</u>		
New Hampshire	Yes. Executive order. Commercial and residential. Foreclosures are also frozen. <u>https://www.governor.nh.gov/news-media/emergency-orders/documents/emergency-order-4.pdf</u>				
New Jersey	Yes. Executive order. Governor's order prohibits removal of tenants from residential properties, and postpones enforcement of all judgments for possessions, warrants of removal and writs of possession. <u>https://nj.gov/infobank/eo/056murphy/pdf/EO-106.pdf</u>				
New Mexico		Yes. <i>Albuquerque</i> – Residential only. <i>Santa Fe</i> – Commercial and commercial.	Yes. <i>Statewide</i> – <u>https://nmcourts.gov/uploads/files/COVID-19/Supreme%20Court%20halts%20eviction%20notices%20in</u>		

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
			<u>%20landlord-tenant%20cases%20-%2024%20Mar%2020.pdf</u>		
New York	Yes. Executive order. Commercial and residential. <u>https://www.governor.ny.gov/news/governor-cuomo-signs-new-york-state-pause-executive-order</u>		Yes. <i>Statewide</i> – Commercial and residential. <u>https://www.nycourts.gov/whatsnew/pdf/AO-78-2020.pdf</u> <i>New York City</i> – All new eviction cases stayed for 45 days.		
North Carolina				Yes. <i>Mecklenburg Sheriff</i> – Commercial and residential. Not enforcing eviction orders.	Yes. <i>Statewide</i> – All nonessential proceedings suspended. <u>https://www.chiefjusticebeasley.com/news/nc-courts-stop-evictions-and-foreclosures-as-part-of-coronavirus-response/</u>
North Dakota					Yes. <i>Statewide</i> – Very few courthouses or county buildings open in North

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
					Dakota. Up-to-date list: https://www.ndcourts.gov/news/north-dakota/counties/counties-respond-to-coronavirus-emergency
Ohio	Yes. Executive order. Commercial evictions and foreclosures. https://content.govdelivery.com/attachments/OHOOD/2020/04/01/file_attachments/1416970/Signed%20Executive%20Order%20-%20Commercial%20Evictions%20and%20Foreclosures.pdf	Yes. <i>Cleveland</i> – Evictions suspended for two months.	Yes. <i>Statewide</i> – Commercial and residential. Evictions to be continued to a later date. http://www.supremecourt.ohio.gov/coronavirus/resources/localCourtGuidance03.20.20.pdf		
Oklahoma			Yes. <i>Oklahoma County</i> – Residential only. <i>Tulsa County</i> – Forcible entry and detainer dockets postponed.		Yes. <i>Statewide</i> – All courthouses closed to the public. https://www.oscn.net/news/2003271403/scad-no-202029
Oregon	Yes.	Yes.	Yes. <i>Multnomah County</i> – Commercial and		

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
	Executive order. Residential tenancies only, and only for nonpayment of rent. https://www.portlandmercury.com/images/blogimages/2020/03/22/1584903326-eo_20-11.pdf	<i>Multnomah County</i> – Residential only. https://multco.us/file/86762/download	residential. https://www.courts.oregon.gov/news/List/ArticleNews/Attachments/1318/0c0f91163f7e2a499cdf5326f1e033ae-Press%20Release.3.23.20.pdf		
Pennsylvania			Yes. <i>Statewide</i> – Commercial and residential. All courts closed, and residents cannot be evicted. http://www.pacourts.us/news-and-statistics/news/?Article=1018		
Rhode Island	Yes. Executive order. Commercial and residential. State courts are directed not to process any residential or commercial evictions. https://www.ri.gov/press/view/37970				

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
South Carolina			<p>Yes. <i>Statewide</i> – Commercial and residential. Supreme Court of South Carolina ordered all evictions rescheduled to after May 1, 2020. https://www.nolo.com/legal-encyclopedia/emergency-bans-on-evictions-and-other-tenant-protections-related-to-coronavirus.html</p>		
South Dakota					<p>Check this site for updates on court closures: https://ujs.sd.gov/uploads/news/COVID19UJSProcedures.pdf</p>
Tennessee			<p>Yes. <i>Statewide</i> – Residential only. https://www.tncourts.gov/sites/default/files/docs/order -</p>	<p>Yes. <i>Davidson County</i> – Commercial and residential. Sheriff’s office has suspended</p>	

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
			2020-03-25t120936.486.pdf	eviction notices.	
Texas		<p>Yes. <i>Austin</i> – Commercial and residential.</p> <p><i>San Antonio</i> – Residential only.</p>	<p>Yes. <i>Statewide</i> – Residential only. https://www.txcourts.gov/media/1446203/209045.pdf</p> <p><i>Travis County</i> – Commercial and residential. https://www.traviscountytx.gov/justices-of-peace</p> <p><i>Bexar County</i> – Commercial and residential. https://www.documentcloud.org/documents/6811205-EXECUTED-JUSTICE-of-the-PEACE-COVID-19-ORDER.html</p>		
Utah			Yes.		

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
			<p data-bbox="1058 350 1308 451"><i>3rd District Court</i> – Commercial and residential.</p> <p data-bbox="1058 459 1308 743">https://www.deseret.com/utah/2020/3/13/21178350/coronavirus-covid19-courts-hearings-trial-salt-lake-city-justice-court-defense-attorney</p>		
Vermont					<p data-bbox="1535 789 1850 1003">Yes. <i>Statewide</i> – All non-essential cases stayed. https://www.vermontjudiciary.org/sites/default/files/documents/AO%2049%20-%20Declaration%20of%20Judicial%20Emergency%20and%20Changes%20to%20Court%20Procedures%20with%20amendments%20through%203-25-20.pdf</p>
Virginia					<p data-bbox="1535 1304 1850 1401">Yes. <i>Statewide</i> – All non-essential cases stayed.</p>

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
					http://www.courts.state.va.us/news/items/covid/2020_0317_supreme_court_of_virginia.pdf
Washington	Yes. Executive order. Residential only. https://www.governor.wa.gov/node/493922	Yes. Seattle – Residential only. https://seattle.legistar.com/View.aspx?M=F&ID=8207523&GUID=8E51EEB5-0CE2-4676-AC8A-7A2DEC37453C			
West Virginia					Yes. <i>Statewide</i> – All court proceedings stayed. http://www.courts.wv.gov/covid19/JudicialEmergencyDeclared3-22-20.pdf
Wisconsin	Yes. By executive order. Commercial and residential. https://evers.wi.gov/Documents/COVID19/EO15BanonEviictionsandForeclosures.pdf				Yes. <i>Dane County</i> – Commercial and residential. https://courts.countyofdane.com/documents/Order-Regarding-Emergency-Temporary-Measures.pdf

STATE	JURISDICTION INSTITUTING EVICTION MORATORIA				
	State ¹	Local government	Courts	Law enforcement ²	Indirect moratorium due to court closure ³
Wyoming					Yes. <i>Statewide</i> – All in-person proceedings suspended. http://www.courts.state.wy.us/wp-content/uploads/2020/03/News-Release-Announcing-COVID19-Emergency-Order.pdf

Sources:

1. <https://www.nolo.com/legal-encyclopedia/emergency-bans-on-evictions-and-other-tenant-protections-related-to-coronavirus.html>
2. <https://www.fool.com/millionacres/real-estate-market/articles/cities-and-states-that-have-paused-evictions-due-to-covid-19/>