

K&L Gates LLP

Real Estate

A 50-State Guide to COVID-19 Property Policies and Regulations

Last updated September 18, 2020 10:30 AM Eastern Time

Federal Policies and Regulations in Place	Effective Date	Hyperlink (Ongoing Resources)
<p><u>Mortgage Payment Deferral:</u> Moratorium on foreclosures for homeowners with mortgages backed by Fannie Mae, Freddie Mac or Federal Housing Administration (FHA) mortgages on single-family homes. Effective March 20, 2020, residents may be eligible for payment deduction or deferral on mortgages for as long as a year for those who have lost income or employment due to COVID-19.</p> <p>UPDATE: The FHFA announced that Fannie Mae and Freddie Mac will extend the moratoriums on single-family foreclosures and real estate owned evictions until December 31, 2020.</p>	<p>March 18, 2020</p> <p>September 1, 2020</p>	<p>Federal Government to Allow Mortgage Payment Deferral For Up to a Year</p> <p>HUD Provides Immediate Relief for Homeowners amid Nationwide Coronavirus Response</p> <p>FHFA Extends Foreclosure and REO Eviction Moratoriums</p>
<p><u>The CARES Act:</u> The United States Senate passed the Coronavirus Aid, Relief, and Economic Security Act (the “CARES Act”) which provides mortgage, foreclosure, and eviction relief for certain residential and multi-family borrowers with federally-backed mortgages and federal housing rental programs. The federal moratorium restricts the filing of new eviction actions for non-payment of rent, and also prohibits charging fees and penalties, or other related charges to the tenant.</p> <p>UPDATE: The federal moratorium under the CARES Act expired on July 25, 2020.</p>	<p>March 27, 2020</p> <p>July 25, 2020</p>	<p>The CARES Act</p> <p>Federal Eviction Moratorium FAQs</p>
<p><u>CDC Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19:</u> The CDC has issued an agency order temporarily banning residential evictions for renters who meet a certain criteria. To qualify for protection under the CDC’s moratorium, individuals must declare that they expect to earn no more than \$99,000 (\$198,000 for couples filing jointly) in annual income for 2020, or they were not required to report income in 2019 to the IRS, or they received a CARES Act stimulus check. In addition, renters seeking protection under this order must certify to the following: (i) they are unable to pay rent due to COVID-19, (ii) they are likely to become homeless if forced from</p>	<p>September 4, 2020</p>	<p>Temporary Halt in Residential Evictions</p>

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<p>their homes, and (iii) they made prior efforts to obtain other government assistance to prevent eviction. Additionally, renters will have to certify that they are paying as much rent as they can afford. The past due rent will not be forgiven – missed payments must be made up when the moratorium expires. This order shall remain in effect through December 31, 2020.</p>		
<p><u>Recording Jurisdiction Operating Status Report:</u> This report provides updates on the status of state specific recording requirements and procedures.</p>		<p>Recording Status Report</p>

	State	Policies and Regulations in Place	Effective Date	Hyperlink (Ongoing Resources)
1	Alabama	<p>The Supreme Court of the State of Alabama has suspended all in-person court proceedings through April 16, 2020. Any court deadlines set to expire between March 16, 2020 and April 16, 2020 are extended to April 20, 2020.</p> <p>UPDATE: The Supreme Court extended in-person proceedings and court deadlines through April 30, 2020. Trial courts are required to continue to utilize teleconferencing and videoconferencing to conduct hearings.</p> <p>UPDATE: The Supreme Court extended in-person proceedings and court deadlines through May 15, 2020. Trial courts are required to continue to utilize teleconferencing and videoconferencing to conduct hearings.</p> <p>Governor Kay Ivey issued an executive order halting the enforcement of residential eviction orders by state, county, and local law enforcement officers.</p> <p>UPDATE: Governor Ivey amended the above referenced order to specify that the protection against evictions applies only to evictions based on nonpayment of rent. Further, the suspension will last for an additional 60 days unless sooner terminated (July 7, 2020).</p> <p>UPDATE: Residential evictions and foreclosures have <i>resumed</i> as of June 1, 2020. Governor Ivey issued an executive order terminating the emergency proclamation.</p>	<p>March 16, 2020</p> <p>April 2, 2020</p> <p>May 1, 2020</p> <p>April 3, 2020</p> <p>May 8, 2020</p> <p>June 1, 2020</p>	<p>http://judicial.alabama.gov</p> <p>http://cullmanal.gov/</p> <p>https://www.montgomeryadvertiser.com</p> <p>https://governor.alabama.gov</p> <p>https://governor.alabama.gov</p> <p>https://governor.alabama.gov</p>
2	Alaska	<p>The Trial Courts for the State of Alaska issued a statewide administrative order suspending all eviction proceedings until May 1, 2020. The order permits judges</p>	<p>March 23, 2020</p>	<p>https://public.courts.alaska.gov</p>

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		to postpone pending eviction orders and suggests postponing eviction orders for anyone quarantined. The Alaska State Legislature passed a bill placing a moratorium on residential evictions for nonpayment of rent until June 30, 2020. The Supreme Court of Alaska ordered that non-jury matters may resume as of July 1, 2020.	April 10, 2020 May 11, 2020	https://www.akleg.gov https://public.courts.alaska.gov
3	Arizona	Governor Douglas A. Ducey issued an executive order to postpone eviction actions in Arizona for 120 days until July 22, 2020. UPDATE: Governor Ducey issued an executive order extending the eviction moratorium on residential evictions until October 31, 2020. <i>Phoenix:</i> Maricopa County Justice Courts have delayed residential eviction hearings until at least April 2020. Mayor Kate Gallego has paused all financial evictions on city-owned housing effective March 15, 2020. UPDATE: The Supreme Court of Arizona issued an administrative order directing courts on how to manage and facilitate eviction proceedings.	March 24, 2020 July 23, 2020 March 16, 2020 July 7, 2020	https://azgovernor.gov https://azgovernor.gov https://www.azcentral.com https://www.azcourts.gov
4	Arkansas	<i>Little Rock:</i> The Metropolitan Housing Alliance has suspended evictions of public housing residents in Section 8 housing. The Supreme Court of the State of Arkansas has suspended all in-person proceedings in the Appellate, Circuit and District courts until May 1, 2020. UPDATE: The Supreme Court issued a modified order extending the suspension of all in-personal proceedings in the Appellate, Circuit and District courts until May 15, 2020.	March 17, 2020 April 3, 2020 April 23, 2020	https://www.nwaonline.com https://www.arcourts.gov https://www.arcourts.gov
5	California	Governor Gavin Newsom issued an executive order that authorizes local governments to suspend eviction procedures and judicial foreclosures for residential and commercial tenants through May 31, 2020. UPDATE: Governor Newsom announced a 90-day mortgage payment relief	March 16, 2020 March 25, 2020	https://www.gov.ca.gov https://www.gov.ca.gov

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	<p>package for homeowners and consumers. Financial institutions will offer mortgage payment forbearances of up to 90 days to borrowers economically impacted by the crisis.</p> <p>UPDATE: Governor Newsom issued an executive order extending authorization for local governments to halt evictions for renters impacted by COVID-19 through July 28, 2020.</p> <p>UPDATE: Governor Newsom issued an executive order further extending the moratorium to suspend eviction procedures and judicial foreclosures for residential and commercial tenants through September 30, 2020.</p> <p>UPDATE: Governor Newsom has signed legislation, California’s Assembly Bill 3088, to protect tenants from eviction for non-payment of rent and shield homeowners from foreclosure as a result of economic hardship caused by COVID-19. Under the new law, a tenant cannot be evicted before February 1, 2021 for lack of payment due to COVID-19 related hardship accrued between March 4, 2020-August 31,2020. If COVID-19 related hardship accrues between September 1, 2020-January 31,2021 tenants must pay at least 25% of the rent to avoid eviction. Tenants are still responsible for paying unpaid amounts. Landlords may begin to recover debt on March 1, 2021. The legislation also extends anti-foreclosure protections in the Homeowners Bill of Rights to small landlords. Please review the information fact sheet for more information.</p> <p>For a complete list of the California local governments that have adopted COVID-19 specific restrictions, please review this resource. Based on our review, we highlight the following cities and counties with respect to policies that affect commercial tenants:</p> <p><i>Berkeley:</i> Effective March 17, 2020, the emergency moratorium prohibits non-payment and no-fault evictions of residential and commercial tenants.</p> <p><i>Burbank:</i> Effective March 17, 2020, the city council issued an emergency moratorium on all no-fault evictions of residential and commercial tenants.</p>	<p>May 29, 2020</p> <p>June 30, 2020</p> <p>August 31, 2020</p>	<p>https://www.gov.ca.gov</p> <p>https://www.gov.ca.gov</p> <p>https://www.gov.ca.gov</p> <p>https://caanet.org</p>
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6	Colorado	<p>Governor Jared Polis issued an executive order directing several agencies to work with property owners and landlords to suspend evictions and provide temporary rental assistance until April 30, 2020.</p> <p>UPDATE: Governor Polis amended the above referenced order to extend the suspension of evictions and provide temporary rental assistance until May 30, 2020.</p> <p>UPDATE: Governor Polis issued an executive order directing landlords to provide tenants with 30 days’ notice of any default for nonpayment of rent before initiating or filing action for forcible entry and detainer. Landlords and lenders are prohibited from charging late fees or penalties due to nonpayment that were incurred from May 1, 2020 until June 13, 2020.</p> <p>UPDATE: Governor Polis issued an executive order extending the prohibition against landlords and lenders to charge late fees or penalties due to nonpayment that were incurred from May 1, 2020 until August 11, 2020.</p> <p><i>City and County of Denver:</i> Mayor Michael B. Hancock, issued a hold on evictions which will stay in place indefinitely after the expiration of the state ban on May 31, 2020.</p>	<p>March 20, 2020</p> <p>April 30, 2020</p> <p>June 13, 2020</p> <p>July 12, 2020</p> <p>June 1, 2020</p>	<p>https://www.colorado.gov</p> <p>https://www.colorado.gov</p> <p>https://www.colorado.gov</p> <p>https://www.colorado.gov</p> <p>https://denverite.com</p>

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7	Connecticut	<p>The Superior Court of the State of Connecticut ordered a suspension of all issued evictions and ejectments through May 1, 2020. All foreclosure sales previously scheduled to have occurred in March, April or May are rescheduled to June 6, 2020. The judgement in any foreclosure action in which the Court set a “law day” to run on any date in March, April or May is amended with the first law day to June 2, 2020.</p>	March 20, 2020	https://www.jud.ct.gov
		<p>Governor Ned Lamont issued an executive order prohibiting landlords from issuing a notice to quit or beginning eviction proceedings before July 1, 2020. For rent due in April 2020, landlords are required to grant tenants an automatic 60-day grace period for payment. For rent due in May 2020, landlords are required to grant a 60-day grace period for payment upon request by tenant. In some instances, tenants can apply their security deposit toward rent payments.</p>	April 10, 2020	https://portal.ct.gov
		<p>UPDATE: Governor Lamont extended the residential eviction moratorium until August 25, 2020.</p>	June 29, 2020	https://portal.ct.gov
		<p>UPDATE: Governor Lamont announced that he will soon sign an executive order to extend the residential eviction moratorium until October 1, 2020.</p>	August 21, 2020	https://portal.ct.govof%20the%20pandemic .
8	Delaware	<p>Delaware Justice of the Peace has paused all landlord-tenant proceedings through April 16, 2020 to be rescheduled for a date no earlier than May 1, 2020.</p>	March 17, 2020	https://courts.delaware.gov
		<p>Governor John Carney issued an executive order suspending residential foreclosures and evictions until the state of emergency is terminated.</p>	March 24, 2020	https://governor.delaware.gov
		<p>UPDATE: Governor Carney amended the eviction order to permit landlords to file eviction lawsuits for residential tenants, however, courts are required to stay any proceedings. Law enforcement officials must refrain from acting to remove individuals from residential properties unless the court determines it is “in the interest of justice”.</p>	July 1, 2020	https://governor.delaware.gov
9	District of Columbia	<p>The Council of the District of Columbia enacted D.C. Act 23-247 § 308 which (i) prohibits the service of eviction proceeding summonses against both residential and commercial tenants in D.C., and (ii) restricts the ability of “housing providers” to evict tenants or impose late fees during the continuance of the public</p>	March 11, 2020	http://lms.dccouncil.us

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		<p>health emergency. The act is in effect for no longer than 90 days.</p> <p>UPDATE: The Council has enacted further legislation which prohibits the filing of all eviction complaints during the public health emergency <i>and for 60 days thereafter</i>.¹ Under the current orders, the public health emergency is set to end on June 8, 2020, which means the earliest an eviction complaint can be filed is August 7, 2020. The Council has prohibited any increase in rent for commercial <i>retail</i> property during the public health emergency <i>and for 30 days thereafter</i>.² During the public health emergency and for one (1) year thereafter, landlords must develop a payment plan program for eligible tenants of residential and commercial <i>retail</i> property.³</p> <p><u>Mortgage Deferment Program</u></p> <p>The Council of the District of Columbia declared that mortgage servicers are required to offer a 90-day mortgage deferment program to borrowers of residential and commercial mortgage loans during a public health emergency.</p> <p>UPDATE: The Council amended the mortgage deferment program to (i) broaden the application of the act to mortgage lenders rather than mortgage servicers, and (ii) clarify that the 90-day deferment is of the monthly payment of principal <i>and</i> interest on a mortgage for borrowers. Mayor Bowser approved the bill on May 4, 2020.</p> <p>The Superior Court of the District of Columbia temporarily suspended evictions of all tenants and foreclosed homeowners through May 1, 2020.</p> <p>UPDATE: The Superior Court of the District of Columbia postponed “non-essential matters” including court hearings in landlord and tenant matters and housing court matters scheduled before May 1, 2020.</p>	<p>May 13, 2020</p> <p>May 4, 2020</p> <p>March 13, 2020</p> <p>March 15, 2020</p>	<p>https://code.dccouncil.us</p> <p>https://development.code.dccouncil.us</p> <p>http://lms.dccouncil.us</p> <p>https://www.dccourts.gov https://www.dccourts.gov</p>
10	Florida	Governor Ron DeSantis issued an executive order suspending mortgage foreclosures and residential evictions for 45 days from the date of the executive	April 2, 2020	https://www.flgov.com

¹ D.C. Code § 16-1501, as amended by D.C. Act 23-317, § 10

² D.C. Code §42-3202.01, as amended by D.C. Act 23-299, §2(b) and as clarified by D.C. Act. 23-317 §9

³ D.C. Code §42-3281

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	order, including any extensions through May 17, 2020.		
	UPDATE: Governor DeSantis extended the suspension of mortgage foreclosures and residential evictions for non-payment of rent until June 2, 2020.	May 14, 2020	
	UPDATE: Governor DeSantis extended the suspension of mortgage foreclosures and residential evictions for non-payment of rent until July 1, 2020.	June 1, 2020	https://www.flgov.com
	UPDATE: Governor DeSantis further extended the suspension of mortgage foreclosures and residential evictions for non-payment of rent until August 1, 2020.	June 30, 2020	https://www.flgov.com
	UPDATE: Governor DeSantis further extended the suspension of mortgage foreclosures and residential evictions for non-payment of rent until September 1, 2020.	July 29, 2020	https://assets.documentcloud.org
	UPDATE: Governor DeSantis further extended the suspension of mortgage foreclosures and residential evictions for non-payment of rent until October 1, 2020.	September 1, 2020	https://www.flgov.com
	The Supreme Court of the State of Florida has suspended the issuance of writs of possession until April 17, 2020.	March 24, 2020	https://www.floridasupremecourt.org
	UPDATE: The Supreme Court extended the suspension of the issuance of writs of possession through May 29, 2020.	April 6, 2020	https://www.floridasupremecourt.org
	<i>Miami:</i> Miami-Dade Police Department temporarily suspended all eviction enforcements.	March 11, 2020	https://www.miaminewtimes.com
	UPDATE: Miami-Dade County is currently following the Supreme Court's guidance to suspend all residential evictions, foreclosures and tax deed sales until May 29, 2020.		
	<i>Broward County:</i> The Broward Sheriff's Office, in coordination with the 17th Judicial Circuit, has decided to temporarily cease all eviction activities until	March 17, 2020	http://www.17th.flcourts.org

		<p>further notice due to the current public health crisis.</p> <p>UPDATE: Broward County is currently following the Supreme Court’s guidance to suspend all residential foreclosure sales and the issuance of writs of possession until May 29, 2020.</p> <p><i>Orange County:</i> The Orange County Sheriff’s department has temporarily suspended all eviction activities until further notice.</p> <p>UPDATE: Orange County has temporarily suspended all actions related to residential mortgage foreclosure causes of action, pending residential mortgage foreclosure sales and all actions related to residential cause of actions through May 19, 2020</p> <p><i>Osceola County:</i> Sheriff, Russ Gibson, has temporarily suspended the posting and executions for Residential Writ of Possessions.</p> <p>UPDATE: Osceola County has temporarily suspended all actions related to residential mortgage foreclosure causes of action, pending residential mortgage foreclosure sales and all actions related to residential cause of actions through May 19, 2020</p> <p><i>Seminole and Brevard County:</i> Chief Judge Lisa Davidson suspended all foreclosure sales and evictions, ejection or writs of possession until April 15, 2020.</p>	<p>March 17, 2020</p> <p>March 18, 2020</p> <p>March 19, 2020</p>	<p>https://www.orlandosentinel.com</p> <p>https://www.osceolasheriff.org</p> <p>https://flcourts18.org</p>
11	Georgia	<p><i>Atlanta (Fulton County):</i> Mayor Keisha Lance Bottoms issued an order for a temporary moratorium on residential evictions and filings for 60 days until May 15, 2020.</p> <p>UPDATE: Mayor Bottoms extended the eviction moratorium on residential evictions through August 31, 2020.</p> <p>The Magistrate Court of Fulton County and the Fulton County Marshal, have suspended all evictions until April 14, 2020, absent additional directions from Chief Justice Harold Melton of the Georgia Supreme Court.</p> <p>The Georgia Supreme Court issued an order extending the statewide judicial</p>	<p>March 16, 2020</p> <p>July 7, 2020</p> <p>March 20, 2020</p> <p>April 6, 2020</p>	<p>https://www.atlantaga.gov</p> <p>https://www.atlantaga.gov</p> <p>https://www.fultoncountyga.gov</p> <p>https://www.gasupreme.us</p>

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		<p>emergency until May 13, 2020. The order suspends nonessential matters, which includes landlord-tenant proceedings.</p> <p>UPDATE: The Georgia Supreme Court has further extended the statewide judicial emergency until June 12, 2020.</p> <p>UPDATE: The Georgia Supreme Court has further extended the statewide judicial emergency until September 10, 2020, however the order <i>does not</i> grant an extension to the eviction moratorium.</p>	<p>May 11, 2020</p> <p>August 11, 2020</p>	<p>https://www.gasupreme.us</p> <p>https://www.fultoncountyga.gov</p>
12	Hawaii	<p>The Hawaii Department of Public Safety Sheriff Division has suspended all eviction activities until further notice.</p> <p>The Supreme Court of the State of Hawaii has issued an order to postpone landlord-tenant proceedings to a date after April 30, 2020.</p> <p>Governor David Y. Ige issued an executive order suspending residential evictions and eviction proceedings until May 31, 2020.</p> <p>UPDATE: Governor Ige extended the suspension of residential evictions through June 30, 2020.</p> <p>UPDATE: Governor Ige extended the suspension of residential evictions through July 31, 2020.</p> <p>UPDATE: Governor Ige further extended the suspension of residential evictions through August 31, 2020.</p> <p>UPDATE: Governor Ige further extended the suspension of residential evictions through September 30, 2020.</p>	<p>March 17, 2020</p> <p>March 17, 2020</p> <p>April 17, 2020</p> <p>May 18, 2020</p> <p>June 10, 2020</p> <p>July 17, 2020</p> <p>August 20, 2020</p>	<p>https://governor.hawaii.gov</p> <p>https://www.courts.state.hi.us</p> <p>https://governor.hawaii.gov</p> <p>https://governor.hawaii.gov</p> <p>https://governor.hawaii.gov</p> <p>https://governor.hawaii.gov</p> <p>https://governor.hawaii.gov</p>
13	Idaho	<p><i>Boise:</i> Mayor Lauren McLean waives rent for rental housing and has suspended evictions through April 2020.</p> <p>The Supreme Court of the State of Idaho issued an order to postpone and reschedule civil proceedings to a later date, unless the judge determines such</p>	<p>March 21, 2020</p> <p>March 23, 2020</p>	<p>https://www.idahopress.com</p> <p>https://isc.idaho.gov</p>

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		<p>proceeding may be held and adequately recorded through telephonic or video means.</p> <p>UPDATE: The Supreme Court extended the postponement of court operations until May 1, 2020. Effective May 1, 2020, court proceedings other than jury trials shall resume (including landlord-tenant and eviction matters), but will be held remotely.</p> <p>UPDATE: The Supreme Court issued an order superseding the April 21, 2020 order, which suspends jury trials in civil cases until October 5, 2020.</p>	<p>April 21, 2020 April 22, 2020</p> <p>May 1, 2020</p>	<p>https://isc.idaho.gov https://isc.idaho.gov</p> <p>https://isc.idaho.gov</p>
14	Illinois	<p>Governor J.B. Pritzker issued an executive order prohibiting the enforcement of residential evictions until April 8, 2020.</p> <p>UPDATE: Governor Pritzker issued an executive order prohibiting the initiation of residential eviction proceedings and pausing the enforcement of commercial evictions during the state of emergency.</p> <p>UPDATE: Governor Pritzker extended the suspension of residential and commercial evictions through June 27, 2020.</p> <p>UPDATE: Governor Pritzker extended the suspension of residential and commercial evictions through July 26, 2020.</p> <p>UPDATE: Governor Pritzker further extended the suspension of residential and commercial evictions through August 22, 2020.</p> <p>UPDATE: Governor Pritzker further extended the suspension of residential and commercial evictions through September 19, 2020.</p> <p>UPDATE: Governor Pritzker announced he would be further extending the suspension of residential and commercial evictions through October 22, 2020.</p> <p><i>Cook County (Chicago):</i> Chief Judge Timothy C. Evans issued a general administrative order issued suspending court-ordered evictions or foreclosures</p>	<p>March 21, 2020</p> <p>April 23, 2020</p> <p>May 13, 2020</p> <p>June 26, 2020</p> <p>July 27, 2020</p> <p>August 21, 2020</p> <p>September 18, 2020</p> <p>March 17, 2020</p>	<p>https://www2.illinois.gov</p> <p>https://www2.illinois.gov</p> <p>https://www2.illinois.gov</p> <p>https://www2.illinois.gov</p> <p>https://www.nprillinois.org</p> <p>https://www2.illinois.gov</p> <p>https://patch.com</p> <p>http://www.cookcountycourt.org</p>

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		<p>in the Circuit Court of Cook County for a 30-day period through April 15, 2020. Cook County Sheriff's office announced that it suspended all court-ordered evictions for the next 30 days. Neither order distinguished between residential and commercial evictions.</p> <p>UPDATE: Chicago City Council issued an eviction protection ordinance suspending evictions for any tenant who resides in a dwelling unit due to non-payment of rent. The ordinance extends for 60 days after the executive order and general administrative order expires (whichever is later).</p>	<p>March 14, 2020</p> <p>June 17, 2020</p>	<p>https://www.cookcountysheriff.org</p> <p>https://www.chicago.gov</p>
15	Indiana	<p>Governor Eric J. Holcomb issued an executive order suspending residential evictions and foreclosure actions or proceedings until the state of emergency is terminated. The state of emergency is currently scheduled to terminate on June 4, 2020.</p> <p>UPDATE: Governor Holcomb extended the suspension of residential evictions for nonpayment of rent and foreclosure actions for nonpayment of mortgages until on or after July 1, 2020. Emergency evictions are permitted under limited circumstances in the event there is specific and immediate serious injury or loss or damage to the property.</p> <p>UPDATE: Governor Holcomb extended the suspension of residential evictions and foreclosure actions until July 31, 2020, unless for emergency purposes.</p> <p>UPDATE: Governor Holcomb further extended the suspension of residential evictions and foreclosure actions for two (2) weeks until August 14, 2020.</p>	<p>March 19, 2020</p> <p>May 1, 2020</p> <p>Mar 21, 2020</p> <p>June 30, 2020</p> <p>August 1, 2020</p>	<p>https://www.in.gov</p> <p>https://www.in.gov/gov</p> <p>https://www.in.gov/gov</p> <p>https://www.in.gov</p> <p>https://www.wdrb.com</p>
16	Iowa	<p>Governor Kimberly K. Reynolds issued an order pausing the enforcement of landlords to terminate rental agreements and the evictions of residential tenants through April 16, 2020.</p> <p>Governor Reynolds suspends the commencement of foreclosure proceedings and the prosecution of ongoing foreclosure proceedings on residential, commercial and agricultural real property through April 16, 2020.</p> <p>UPDATE: Governor Reynolds has extended the above referenced orders</p>	<p>March 19, 2020</p> <p>March 22, 2020</p> <p>April 2, 2020</p>	<p>https://governor.iowa.gov</p> <p>https://governor.iowa.gov</p> <p>https://governor.iowa.gov</p>

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		<p>regarding evictions and foreclosures to remain in effect until April 30, 2020.</p> <p>UPDATE: Governor Reynolds has extended the above referenced orders regarding evictions and foreclosure to remain in effect until May 27, 2020, unless sooner terminated or extended.</p> <p>The Supreme Court of the State of Iowa issued an order suspending eviction proceedings until at least June 15, 2020.</p> <p>UPDATE: The Supreme Court of Iowa issued an order directing that nonjury civil trials may commence before July 13, 2020 in specific counties if the county courthouse is open to the public and the court operations in said county meet the recommended COVID-19 safety guidelines.</p>	<p>April 27, 2020</p> <p>April 2, 2020</p> <p>May 22, 2020</p>	<p>https://governor.iowa.gov</p> <p>https://www.iowacourts.gov</p> <p>https://www.iowacourts.gov</p>
17	Kansas	<p>Governor Laura Kelly temporarily suspends (i) financial institutions from initiating any mortgage foreclosure efforts or judicial proceedings and (ii) commercial or residential eviction efforts or proceedings until May 1, 2020.</p> <p>UPDATE: Governor Kelly has amended the above referenced order to extend the suspension of residential foreclosure and eviction efforts or proceedings until the state of emergency expires.</p> <p>UPDATE: Residential evictions and foreclosures have resumed as of June 1, 2020.</p> <p>UPDATE: Governor Kelly has <i>reinstated</i> a suspension on residential foreclosure and evictions when defaults or violations are caused by a financial hardship resulting from COVID-19. The executive order will remain in effect through September 15, 2020, or until the statewide emergency expires, whichever is earlier.</p> <p>UPDATE: Governor Kelly has extended the suspension on certain residential foreclosures and evictions through January 26, 2021.</p>	<p>March 17, 2020</p> <p>April 30, 2020</p> <p>August 17, 2020</p> <p>September 10, 2020</p>	<p>https://governor.kansas.gov</p> <p>https://governor.kansas.gov</p> <p>https://governor.kansas.gov</p> <p>https://governor.kansas.gov</p>
		<p>The Supreme Court of the State of Kentucky issued an emergency order</p>	<p>March 16, 2020</p>	<p>https://kycourts.gov</p>

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18	Kentucky	<p>suspending eviction proceedings until April 10, 2020.</p> <p>UPDATE: The Supreme Court issued an emergency order amending the above order to suspend eviction proceedings through May 1, 2020.</p> <p>UPDATE: The Supreme Court has extended the suspension of eviction proceedings through May 31, 2020.</p> <p>Governor Andy Beshear issued an executive order suspending residential evictions and the enforcement of ongoing eviction orders during the state of emergency.</p> <p>UPDATE: Governor Beshear issued an executive order <i>resuming</i> residential eviction as of August 25, 2020. Under the executive order, Landlords are required to provide tenants with at least 30 days' notice of the intent to evict for failure to pay rent. The executive order is in effect through December 31, 2020.</p>	<p>April 1, 2020</p> <p>April 24, 2020</p> <p>March 25, 2020</p> <p>August 24, 2020</p>	<p>https://kycourts.gov</p> <p>https://kycourts.gov</p> <p>https://governor.ky.gov</p> <p>https://governor.ky.gov</p>
19	Louisiana	<p><i>New Orleans:</i> All residential evictions pending in 1st and 2nd City Court (which cover the east and west banks of Orleans Parish, respectively) are suspended until April 24, 2020.</p> <p>Governor John Bel Edwards issued an executive order suspending legal deadlines applicable to all legal proceedings until April 13, 2020.</p> <p>UPDATE: Governor John Bel Edwards extended the suspension of legal deadlines until April 30, 2020.</p> <p>UPDATE: Governor Jon Bel Edwards extended the suspension of legal deadlines until May 15, 2020.</p> <p>UPDATE: Governor Jon Bel Edwards further extended the suspension of legal deadlines until June 5, 2020.</p> <p>UPDATE: Governor Jon Bel Edwards further extended the suspension of legal deadlines until June 15, 2020.</p>	<p>March 13, 2020</p> <p>March 16, 2020</p> <p>April 2, 2020</p> <p>May 1, 2020</p> <p>May 15, 2020</p> <p>June 5, 2020</p>	<p>https://www.nola.com</p> <p>https://gov.louisiana.gov</p> <p>https://gov.louisiana.gov</p> <p>https://gov.louisiana.gov</p> <p>https://gov.louisiana.gov</p> <p>https://gov.louisiana.gov</p>

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20	Maine	<p>The Maine Supreme Judicial Court has suspended eviction and landlord-tenant matters, unless otherwise ordered by the court, until May 1, 2020.</p> <p>UPDATE: The Maine Supreme Judicial Court extended the suspension of eviction and landlord-tenant matters until May 30, 2020.</p> <p>UPDATE: The Maine Supreme Judicial Court will not hold eviction hearings or proceedings until August 3, 2020.</p> <p>Governor Janet T. Mills issued an executive order suspending evictions until 30 days after the termination of the state of emergency.</p> <p>UPDATE: Governor Mills issued an executive order extending the timeframe of landlord notice requirements thereby providing tenants with a longer notice period before they can be evicted. This order terminates at the end of the state of emergency.</p>	<p>March 18, 2020</p> <p>May 5, 2020</p> <p>July 21, 2020</p> <p>April 16, 2020</p> <p>August 3, 2020</p>	<p>https://www.courts.maine.gov</p> <p>https://www.courts.maine.gov</p> <p>https://www.courts.maine.gov</p> <p>https://www.maine.gov</p> <p>https://www.maine.gov</p>
21	Maryland	<p>Governor Lawrence J. Hogan, Jr. issued an executive order suspending residential eviction matters.</p> <p>UPDATE: Governor Hogan issued an executive order suspending evictions to residential, industrial, and commercial properties. In addition, Governor Hogan has prohibited the initiation of residential foreclosures until the state of emergency is terminated.</p> <p>The Maryland Court of Appeals issued an administrative order suspending pending and future residential foreclosures and evictions during the state of emergency.</p> <p>UPDATE: On or after July 25, 2020, the Maryland Court of Appeals will begin to process eviction cases. The Court has issued administrative guidelines, procedures and deadlines for such cases.</p>	<p>March 16, 2020</p> <p>April 3, 2020</p> <p>March 18, 2020</p> <p>July 17, 2020</p>	<p>https://governor.maryland.gov</p> <p>https://governor.maryland.gov</p> <p>https://www.courts.state.md.us</p> <p>https://mdcourts.gov</p>
22	Massachusetts	<p><i>Boston:</i> Mayor Marty Walsh partnered with the Greater Boston Real Estate Board to impose a moratorium on evictions while Massachusetts is under a state of emergency.</p>	<p>March 14, 2020</p>	<p>https://www.boston.gov</p>

		<p>UPDATE: Mayor Walsh and the Boston Housing Authority extended the suspension of evictions, except those evictions related to criminal activity and those necessary to protect the health and safety of other residents, through the end of 2020.</p> <p>Chief Justice of the Massachusetts Housing Court, Timothy Sullivan, has suspended most eviction proceedings in housing courts until at least April 22, 2020.</p> <p>The Massachusetts Legislature issued a bill: (i) suspending residential evictions and foreclosures, and (iii) prohibiting landlords from imposing late fees for non-payment of rent or reporting tenants to consumer reporting agencies for nonpayment of rent. The bill is in effect for 90 days after the passage of the bill or the termination of the state of emergency, whichever is sooner.</p> <p>Governor Charlie Baker issued an executive order temporarily banning almost all eviction and foreclosure proceedings for residential renters and homeowners and small businesses. The order will remain in effect for no more than 120 days, or 45 days from the date the Governor lifts the state of emergency in Massachusetts, whichever comes first (expected August 18, 2020)</p> <p>UPDATE: Governor Baker has extended residential evictions and foreclosures until October 17, 2020.</p>	<p>July 10, 2020</p> <p>March 18, 2020</p> <p>April 2, 2020</p> <p>April 20, 2020</p> <p>August 18, 2020</p>	<p>https://www.bostonglobe.com</p> <p>https://www.mass.gov</p> <p>https://malegislature.gov</p> <p>https://malegislature.gov</p> <p>https://www.mass.gov</p>
23	Michigan	<p>Governor Gretchen Whitmer issued an executive order suspending residential evictions through April 17, 2020.</p> <p>UPDATE: Governor Whitmer issued an executive order extending the suspension of residential evictions until May 15, 2020.</p> <p>UPDATE: Governor Whitmer extended the suspension of residential evictions until June 11, 2020.</p> <p>UPDATE: Governor Whitmer further extended the suspension of residential</p>	<p>March 20, 2020</p> <p>April 20, 2020</p> <p>May 14, 2020</p> <p>June 11, 2020</p>	<p>https://www.michigan.gov</p> <p>https://www.michigan.gov</p> <p>https://content.govdelivery.com</p> <p>https://www.michigan.gov</p>

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		<p>evictions until June 30, 2020.</p> <p>UPDATE: Governor Whitmer further extended the suspension of residential evictions until July 15, 2020.</p> <p>The Supreme Court of Michigan issued an amended administrative order which provides courts with guidance on how to handle eviction cases when the eviction moratorium expires. District courts are required to follow the priority scheduling guidelines as set forth in the administrative order.</p> <p><i>City of Detroit:</i> The 36th District Court began its eviction moratorium on March 13, 2020 and has extended the eviction ban through August 15, 2020.</p>	<p>June 26, 2020</p> <p>July 16, 2020</p> <p>July 16, 2020</p>	<p>https://content.govdelivery.com</p> <p>https://michiganlegalhelp.org</p> <p>https://www.36thdistrictcourt.org</p>
24	Minnesota	<p>Governor Tim Walz issued an executive order suspending the execution of all writs of recovery and residential evictions during the state of emergency, which is set to expire on July 13, 2020. Additionally, financial institutions are to implement an immediate moratorium on all pending and future residential foreclosures.</p> <p>UPDATE: Governor Walz issued an executive order extending the suspension of writs of recovery and residential evictions during the state of emergency, which is set to expire on August 12, 2020.</p> <p>UPDATE: Governor Walz has extended the state of emergency through September 11, 2020. As a result, the suspension on residential evictions has been extended through the new expiration date.</p> <p>UPDATE: Governor Walz has further extended the state of emergency through October 12, 2020, therefore extending the suspension on residential evictions.</p>	<p>March 24, 2020</p> <p>August 4, 2020</p> <p>August 12, 2020</p> <p>September 11, 2020</p>	<p>https://mn.gov</p> <p>https://mn.gov</p> <p>https://mn.gov</p> <p>https://mn.gov</p>
25	Mississippi	<p>Governor Tate Reeves issued an executive order suspending the enforcement of residential evictions until April 20, 2020.</p> <p>UPDATE: Governor Tate issued an executive order suspending the enforcement of residential evictions and foreclosures until May 11, 2020.</p>	<p>April 3, 2020</p> <p>April 27, 2020</p>	<p>https://www.sos.ms.gov</p> <p>https://mcusercontent.com</p>

		UPDATE: Governor Tate has announced that residential evictions may <i>resume</i> on June 1, 2020.	June 1, 2020	https://www.clarionledger.com
26	Missouri	<i>Kansas City:</i> Jackson County has issued a temporary freeze on residential evictions through April 18, 2020.	March 19, 2020	https://www.jacksongov.org
		UPDATE: Jackson County issued a new eviction moratorium extending the suspension of residential evictions through May 18, 2020.	April 16, 2020	https://www.jacksongov.org
		UPDATE: Jackson County offices in the Jackson County Courthouse located at 415 E. 12th Street in Kansas City and the Historic Truman Courthouse located at 112 W. Lexington in Independence will be reopened to the public in a limited capacity.	May 18, 2020	https://www.jacksongov.org/
		<i>City of Saint Louis:</i> All evictions are suspended through April 19, 2020.	March 20, 2020	https://www.courts.mo.gov
		UPDATE: The St. Louis City CARES Rental & Mortgage Assistance Program is currently providing financial assistance to city residents who are unable to pay their rental & mortgage payments.	March 23, 2020	https://www.stlouis-mo.gov
		<i>Boone County and Calloway County:</i> The 13 th Circuit Court has suspended all evictions through April 17, 2020.	March 23, 2020	https://www.courts.mo.gov
		UPDATE: The Circuit Clerk has been directed to delay issuing writs of restitution, attachment, execution and replevin through June 1, 2020. All evictions are suspended through June 1, 2020.	April 23, 2020	https://www.courts.mo.gov
		The Supreme Court of the State of Missouri issued an emergency statewide order suspending in-person proceedings through April 17, 2020.	March 22, 2020	https://www.courts.mo.gov
		UPDATE: The Supreme Court amended the March 22, 2020 order and extended the suspension of in-person proceedings through May 1, 2020.	April 1, 2020	https://www.courts.mo.gov
UPDATE: In-person proceedings have been further suspended through May 15, 2020.	April 17, 2020	https://www.courts.mo.gov		

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		UPDATE: As the state and local governments begin the process of easing stay-at-home, social distancing, and other restrictions; the court enters a new order and operational directives. Effective May 16, 2020, court activity in all appellate and divisions of the circuit courts shall be limited and restricted pursuant to the Operational Directives.	May 16, 2020	https://www.courts.mo.gov Operational Directives
27	Montana	Governor Steve Bullock issued an executive order suspending residential evictions and foreclosures through April 10, 2020. The order also prohibits landlords from (i) terminating or refusing to renew rental agreements, (ii) charging late fees due to nonpayment of rent, (iii) increasing rent, or (iv) taking certain other measures for nonpayment of rent. UPDATE: Governor Bullock extended the above referenced order with respect to the suspension of residential evictions and foreclosures through May 24, 2020. UPDATE: Governor Bullock issued an executive order suspending residential evictions and foreclosures for individuals “who are members of a vulnerable population, who have suffered a significant financial hardship as a result of the outbreak, and who, pursuant to this Direction, remain sheltered at home...” The above referenced orders shall remain in place and will expire 30 days after an individual ceases to shelter at home or at the end of the state of emergency, whichever is sooner. If an individual seeks the protection of the order to prevent a foreclosure, eviction, or disconnection of utilities after June 1, 2020, they must provide evidence to their bank, landlord, or utility of the following: (1) they are sheltering in place under this order, (2) a member of a vulnerable population, and (3) have been financially impacted as a result of COVID-19.	March 30, 2020 April 22, 2020 May 19, 2020	https://governor.mt.gov https://covid19.mt.gov https://covid19.mt.gov
28	Nebraska	Governor Pete Ricketts issued an executive order for temporary residential eviction relief through May 31, 2020, unless further extended. UPDATE: Governor Ricketts has announced that the eviction moratorium <i>will not be extended</i> into June. Evictions may <i>resume</i> upon the expiration of the executive order on May 31, 2020.	March 25, 2020 May 31, 2020	https://www.dropbox.com https://fox42kptm.com
29	Nevada	<i>Clark County:</i> Henderson and Las Vegas Townships have issued orders suspending all Writs of Execution (judicial orders) and all currently issued	March 17, 2020	http://www.lasvegasjusticecourt.us

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		<p>Writs of Execution until April 20, 2020.</p> <p>Governor Steve Sisolak issued an executive order suspending residential and commercial foreclosure actions and evictions until the state of emergency is terminated.</p> <p>UPDATE: Governor Sisolak issued an emergency directive, gradually lifting the moratorium on evictions. Residential evictions and foreclosures for non-payment and no cause evictions will resume on September 1, 2020. Note, there will be no retroactive late fees. Prior to September 1, 2020, residential summary evictions and unlawful detainer actions will be reinstated for certain causes other than non-payment of rent. Beginning on July 1, 2020, commercial landlords and lenders are permitted to charge late fees, initiate lock outs, or begin eviction actions for non-payment.</p> <p>UPDATE: Governor Sisolak issued an executive order prohibiting the initiation of evictions for residential evictions due to nonpayment of rent through October 14, 2020.</p>	<p>March 29, 2020</p> <p>June 25, 2020</p> <p>August 31, 2020</p>	<p>https://nvhealthresponse.nv.gov</p> <p>http://gov.nv.gov</p> <p>http://gov.nv.gov</p>
30	New Hampshire	<p>Governor Chris Sununu issued an emergency order temporarily banning evictions of rental tenants and halting foreclosure actions for the duration of the state of emergency declared in Executive Order 2020-04.</p> <p>UPDATE: Governor Sununu has extended the state of emergency until June 26, 2020, therefore extending the moratorium on evictions and foreclosures.</p> <p>UPDATE: The eviction and foreclosure moratorium is scheduled to end on July 1, 2020.</p> <p>Governor Sununu announced the formation of a \$35 million housing relief fund to assist tenants and homeowners upon the expiration of the eviction moratorium. The fund will allow one-time grants for households and short-term rental assistance to "provide an off-ramp" for tenants as the state lifts the moratorium on evictions. Governor Sununu directed that the money should be used by tenants to pay off property owners and work out payment structures to avoid evictions and</p>	<p>March 17, 2020</p> <p>June 5, 2020</p> <p>July 1, 2020</p>	<p>https://www.governor.nh.gov</p> <p>https://www.governor.nh.gov</p> <p>https://patch.com/new-hampshire</p>

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		foreclosures. The seven (7) day window on foreclosures and evictions will be extended to 30 days.		
31	New Jersey	<p>Governor Philip Murphy issued an executive order declaring a moratorium on removing individuals from their homes pursuant to an eviction or foreclosure proceeding.</p> <p>UPDATE: Governor Murphy issued an executive order prohibiting the removal of tenants from residential properties and postponing the enforcement of all judgements for possessions, warrants of removal, and writs of possession, which shall remain in effect for no longer than two (2) months <i>after</i> the end of the public health emergency or state of emergency (currently set to expire on August 31, 2020).</p> <p>The Supreme Court of New Jersey issued an omnibus order terminating the limitations on the Office of Foreclosure provided by the previous orders. The Supreme Court has <i>resumed</i> processing Final Judgements and Writs of Execution</p>	<p>March 16, 2020</p> <p>March 19, 2020</p> <p>June 25, 2020</p>	<p>https://www.njleg.state.nj.us</p> <p>https://nj.gov</p> <p>https://www.njcourts.gov</p>
32	New Mexico	<p><i>Santa Fe:</i> Mayor Alan Webber has prohibited residential and commercial evictions of those who are unable to pay rent on time because of the public health emergency.</p> <p>UPDATE: The Mayor issued an emergency proclamation extending the suspension of residential evictions through the end of the New Mexico Supreme Court injunction, as described below, and commercial evictions for the time period in which the tenant is unable to open to the public due to limitations in state public health orders.</p> <p>The Supreme Court of New Mexico issued an order halting residential evictions. The order shall remain in effect until amended or withdrawn by future order.</p> <p>UPDATE: In order to stay the execution of a writ of restitution for nonpayment of rent, the resident must provide evidence of a current inability to pay the monthly rent established by the rental agreement.</p> <p>New Mexico courts have provided guidance related to eviction proceedings for</p>	<p>March 18, 2020</p> <p>July 27, 2020</p> <p>March 24, 2020</p> <p>March 26, 2020</p>	<p>https://www.santafenm.gov</p> <p>https://www.santafenm.gov</p> <p>https://www.nmcourts.gov</p> <p>https://www.nmcourts.gov</p> <p>https://www.nmcourts.gov</p>

		renters who prove they are unable to pay rent during the COVID-19 emergency. Renters will receive a summons if their landlord begins an eviction proceeding. The summons will notify the renter of the lawsuit and explain that they can appear before a judge. Court hearings will be conducted via video or telephone, unless either party request to appear in-person. In order to stop an eviction, the renter must participate in the hearing and provide the judge with sufficient evidence of their inability to pay.		
33	New York	<p>The Chief Administrative Judge of the New York State Court System, Lawrence K. Marks, issued a statewide suspension of all eviction proceedings and eviction orders until further notice.</p> <p>Governor Andrew Cuomo issued an executive order suspending the enforcement of residential or commercial evictions and foreclosures for a period of 90 days until June 13, 2020.</p> <p>The New York State Legislature approved a moratorium which provides that courts cannot issue a warrant of eviction or judgment of possession against a residential tenant (see “<i>Update - Effective June 30, 2020</i>” below).</p> <p>UPDATE: Governor Cuomo extended the eviction moratorium through August 20, 2020.</p> <p>UPDATE: Governor Cuomo signed two (2) measures into law providing for mortgage forbearances for privately backed residential mortgage loans during the state of emergency, which provide protections to New York borrowers who aren’t otherwise covered by the CARES Act. Regulated entities must (i) make applications for forbearance widely available to any qualified mortgagor who is in arrears, on a trial period plan, or who has applied for loss mitigation, (ii) grant forbearance of all monthly payments due on a New York residential mortgage for up to 180 days with the option to extend the forbearance for up to an additional 180 days, subject to borrower’s ability to show financial hardship, which may be backdated to March 7, 2020 and (iii) any mortgage forbearance granted to a qualified mortgagor as a result of a financial hardship provides such mortgagor with specific repayment options, including, but not limited to, an extension of the</p>	<p>March 16, 2020</p> <p>March 22, 2020</p> <p>April 13, 2020</p> <p>May 7, 2020</p> <p>June 17, 2020</p>	<p>https://www1.nyc.gov</p> <p>https://www.governor.ny.gov</p> <p>https://www.assembly.state.ny.us</p> <p>https://www.governor.ny.gov</p> <p>https://www.jdsupra.com</p>

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	<p>term of the loan with no additional interest or late fee penalties and the option to negotiate a loan modification to meet the changed circumstances of the borrower.</p> <p>UPDATE: Governor Cuomo signed the Tenant Safe Harbor Bill which provides that no court shall issue a warrant of eviction or judgment of possession against a residential tenant that has suffered a financial hardship for the non-payment of rent that accrues or becomes due during the COVID-19 covered period.</p> <p>UPDATE: Governor Cuomo further extended the eviction moratorium through September 4, 2020.</p> <p>UPDATE: Governor Cuomo signed an executive order extending the state's moratorium on COVID-related commercial evictions and foreclosures until September 20, 2020. This measure extends protections already in place for commercial tenants and mortgagors.</p> <p>New York Supreme Court Judge, Frank Nervo, has ruled that Mezzanine Loan foreclosures are exempt from the temporary statewide ban on foreclosures because they are not judicially-ordered.</p> <p>New York Legislators have introduced a bill known as the “Rent and Mortgage Cancellation Act of 2020” to cancel residential rent and certain mortgage payments accrued between March 7, 2020 and ninety (90) days after the end of the ongoing state of emergency. This bill would also prohibit typical consequences for nonpayment of rent, including eviction, fines or money judgments. Additionally, in an effort to appease landlords, the bill would establish a “landlord relief fund” to reimburse landlords and public housing authorities for all canceled rent payments. The bill also introduces fines for landlords or mortgagees who take “adverse action” against tenants and small homeowners.</p> <p>The COVID Rent Relief Program will be accepting applications over the next two (2) weeks for those who are eligible. This program provides a one-time rental subsidy sent directly to the landlord which does not need to be repaid. Households with the “greatest economic and social need” will be prioritized accounting for</p>	<p>June 30, 2020</p> <p>August 6, 2020</p> <p>August 20, 2020</p> <p>May 18, 2020</p> <p>July 16, 2020</p>	<p>https://www.nysenate.gov</p> <p>https://www.governor.ny.gov</p> <p>https://www.governor.ny.gov</p> <p>https://therealdeal.com</p> <p>https://www.law360.com</p> <p>https://hcr.ny.gov/RRP</p>
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		<p>income, rent burden, percent of income lost and risk of homelessness.</p> <p>The New York Assembly passed a bill altering the protections in Section 227-e of the Real Property Law, which requires property owners and landlords to assume the burden of rent mitigation if a commercial tenant vacates the premises in violation of the lease, to <i>exclude</i> premises occupied for dwelling purposes. Under any lease or rental agreement, Landlords currently have an obligation to use good faith efforts, based on their resources and abilities, to take reasonable customary actions to rent the premises at fair market value or at the rate agreed to during the term of the tenancy, whichever is lower.</p> <p><i>New York City:</i> The New York City Council approved a bill to protect commercial tenants (specifically restaurants, bars and non-essential retails and businesses), from certain legal action if they violate their lease. The bill prohibits the enforcement of personal liability provisions in commercial leases or rental agreements, which denies landlords the ability to go after tenants' personal assets in the event of a lease default until at least September 2020.</p>	<p>July 22, 2020</p> <p>May 13, 2020</p>	<p>https://nyassembly.gov</p> <p>https://therealdeal.com</p>
34	North Carolina	<p>North Carolina Courts have issued guidance, which includes postponing foreclosures and evictions.</p> <p><i>Charlotte:</i> Mecklenburg County Sheriff's office has suspended the enforcement of court-ordered evictions until April 17, 2020.</p> <p>UPDATE: Mecklenburg Sheriff is adhering to the North Carolina Supreme Court order suspending enforcement of evictions until June 1, 2020.</p> <p>The North Carolina Supreme Court issued an order postponing all superior court and district court proceedings until June 1, 2020.</p> <p>Governor Roy Cooper signed an executive order extending the prohibition of evictions through June 20, 2020. North Carolina Residents will have six (6) months from June 20, 2020 to pay any rent due during this time without late fees. This order applies to residents affected by COVID-19. Residents must provide</p>	<p>March 15, 2020</p> <p>March 16, 2020</p> <p>April 13, 2020</p> <p>April 2, 2020</p> <p>May 30, 2020</p>	<p>https://www.nccourts.gov</p> <p>http://www.mecksheriff.com</p> <p>http://www.mecksheriff.com</p> <p>https://www.nccourts.gov</p> <p>https://files.nc.gov</p>

		proof within 72 hours if requested by the landlord.		
35	North Dakota	The North Dakota Supreme Court issued an emergency suspension of all residential eviction proceedings until further notice. UPDATE: The Supreme Court issued an emergency order to <i>resume</i> residential eviction proceedings as of April 23, 2020.	March 26, 2020 April 23, 2020	https://www.ndcourts.gov https://www.ndcourts.gov
36	Ohio	<i>Dayton Municipal Court:</i> All evictions on a temporary hold until April 30, 2020. UPDATE: Pursuant to the Court’s Administrative Order the Court deems certain cases necessary to proceed. Civil cases, including evictions will be scheduled and held. <i>Fairborn Municipal Court:</i> All evictions, civil hearings, and small claims hearings have been postponed and will be rescheduled “in the future as circumstances dictate.” UPDATE: As of August 4, 2020 the postponement of evictions, civil hearings, and small claim hearings is still in effect per the Fairborn Municipal Court website. <i>Kettering Municipal Court:</i> All civil hearings, evictions and small claims hearings will be postponed for eight weeks, with new filings scheduled for hearings sometime after May 8, 2020, unless specified by the Court. UPDATE: The court is open and functioning. A limited number of in-person arraignments, hearings and trials will be held as scheduled on the docket. Remote hearings using phone and video conference technology will continue to be used as much as possible. <i>Miamisburg Municipal Court:</i> Most civil hearings, eviction, and small claims trials will be postponed until after April 20, 2020, except under special circumstances, hearings will be held. <i>Oakwood Municipal Court:</i> Evictions are postponed until after April 30, 2020.	March 13, 2020 April 3, 2020 March 18, 2020 March 17, 2020 May 11, 2020 March 20, 2020 March 17, 2020	https://www.daytondailynews.com https://www.daytondailynews.com https://www.daytonmunicipalcourt.org/ https://www.fairbornmunicipalcourt.us/ http://www.ketteringmunicipalcourt.org/ https://www.daytondailynews.com https://court.oakwood.oh.us/

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		<p><i>Vandalia Municipal Court:</i> All civil hearings, evictions, small claims, and mediation hearings are postponed and will commence on May 11, 2020.</p> <p><i>Xenia Municipal Court:</i> All civil cases, including evictions, are postponed until after May 8, 2020.</p> <p><i>Montgomery County Municipal Court:</i> Western Division in New Lebanon and the Eastern Division in Huber Heights are closed until April 6, 2020. This court has not provided clear guidance on how it plans to handle evictions.</p> <p>The Ohio Supreme Court issued guidance to the local courts to temporarily continue eviction filings, pending eviction proceedings, scheduled move-outs and the execution of foreclosure judgments.</p> <p>Governor Mike DeWine issued an executive order requesting landlords suspend (i) rent payment for small business commercial tenants, and (ii) evictions of small business commercial tenants for at least 90 days until June 30, 2020. In addition, lenders are asked to provide commercial real estate borrowers an opportunity for a forbearance of at least 90 days, as a result of financial hardship due to COVID-19.</p>	<p>March 17, 2020</p> <p>March 19, 2020</p> <p>March 30, 2020</p> <p>April 1, 2020</p>	<p>https://vandaliaohio.org/</p> <p>https://www.ci.xenia.oh.us</p> <p>https://www.daytondailynews.com</p> <p>https://www.supremecourt.ohio.gov</p> <p>https://governor.ohio.gov</p>
37	Oklahoma	<p><i>Oklahoma County:</i> Sheriff P.D. Taylor has suspended the enforcement of residential evictions until May 14, 2020. All foreclosure sales are suspended until May 28, 2020.</p> <p>UPDATE: Foreclosure sales were suspended further until July 9, 2020 when they recommenced.</p> <p><i>Tulsa County:</i> All foreclosure sales are postponed until further notice.</p> <p>The Chief Justice of the Oklahoma Supreme Court, Noma D. Gurich, has ordered the closure of all courts, suspension of trials, and extensions of deadlines through May 15, 2020.</p> <p>UPDATE: Residential evictions have <i>resumed</i>, however the Supreme Court of</p>	<p>March 16, 2020</p> <p>March 16, 2020</p> <p>March 27, 2020</p> <p>May 14, 2020</p>	<p>https://sheriff.oklahomacounty.org</p> <p>https://www.oscn.net</p> <p>https://content.govdelivery.com</p>

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		Oklahoma has required that a plaintiff in any action for eviction must certify that the property that is the subject of the eviction is or is not “a covered dwelling” under the CARES Act.		
38	Oregon	<p>Governor Kate Brown, issued Executive Order No. 20-11 prohibiting law enforcement officers from serving, delivering or acting on any notice, order or writ of termination of tenancy that relates to residential evictions of nonpayment. The order remains in effect for 90 days until June 20, 2020, unless extended or terminated by the Governor.</p> <p>UPDATE: Governor Brown signed Executive Order No. 20-13 to amend the above referenced moratorium to include commercial evictions statewide. The order remains in effect for 90 days until June 30, 2020.</p> <p>UPDATE: As Governor Brown’s executive order was nearing its expiration, the Oregon State Legislature passed House Bill 4213 extending the eviction moratorium through September 30, 2020. The bill also gives renters until March 31, 2021 to pay back outstanding balances. Additionally, House Bill 4204 was also passed, which prohibits lenders from initiating foreclosures against homeowners through September 30, 2020.</p> <p>UPDATE: Governor Brown issued Executive Order 20-37 extending the mortgage foreclosure moratorium “emergency period” of House Bill 4204 to December 31, 2020.</p> <p><i>Multnomah County</i> (Portland): The Multnomah County Chair imposes a temporary moratorium on residential evictions. Court hearings on eviction proceedings are suspended until April 30, 2020.</p> <p>UPDATE: The local moratorium has since expired while the statewide moratorium remains in effect. Multnomah County has established a COVID-19 Rent Relief Fund Program to aid tenants in need of financial assistance.</p> <p><i>Beaverton County:</i> Mayor Dennis Doyle signed an emergency declaration imposing a moratorium on residential evictions.</p>	<p>March 22, 2020</p> <p>April 1, 2020</p> <p>June 26, 2020</p> <p>August 31, 2020</p> <p>March 17, 2020</p> <p>March 18, 2020</p>	<p>https://www.oregon.gov</p> <p>https://www.oregon.gov</p> <p>HB4213</p> <p>HB4204</p> <p>https://www.oregon.gov</p> <p>https://beta.portland.gov</p> <p>https://www.211info.org/multco-rent</p> <p>https://www.beavertonoregon.gov</p>

		<p>UPDATE: The local moratorium has since expired while the statewide moratorium remains in effect.</p> <p><i>Clackamas County:</i> The Board of County Commissioners announced a similar eviction moratorium on both residential and commercial properties.</p> <p>UPDATE: The local moratorium has since expired while the statewide moratorium remains in effect.</p>	March 19, 2020	https://www.clackamas.us
39	Pennsylvania	<p>The Supreme Court of the State of Pennsylvania has ordered a temporary halt to evictions statewide until at least April 3, 2020.</p> <p>UPDATE: The Supreme Court issued a supplemental order which extends the statewide judicial emergency and court closures, prohibiting evictions until April 30, 2020.</p> <p>UPDATE: The Supreme Court issued a supplemental order as of April 28, 2020, which states that the terms of the previous orders are extended until May 11, 2020, at which time the statewide suspension of procedures related to dispossession of property shall cease.</p> <p>Governor Tom Wolf issued an executive order directing that eviction proceedings may not begin until July 10, 2020. All eviction timelines must be computed with a start date of July 10, 2020, at which point any previously delivered notices will be deemed delivered and any eviction proceedings may commence. The eviction proceedings may proceed from that point forward in the normal course of action.</p> <p>UPDATE: Governor Wolf extended the suspension of residential evictions related to the nonpayment of rent as well as eviction proceedings related to the removal of “any tenant solely because the tenant has held over or exceeded the term of a lease” until August 30, 2020. Additionally, foreclosure actions cannot commence until August 31, 2020.</p> <p>UPDATE: The recent order expired on August 31, 2020. Pennsylvania’s</p>	<p>March 18, 2020</p> <p>April 1, 2020</p> <p>April 28, 2020</p> <p>May 7, 2020</p> <p>July 9, 2020</p>	<p>http://www.pacourts.us</p> <p>http://www.pacourts.us</p> <p>http://www.pacourts.us</p> <p>https://www.governor.pa.gov</p> <p>https://www.governor.pa.gov</p>

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		Emergency Services Code does not allow Governor Wolf to provide further relief related to temporary housing. Legislation is necessary to further pause evictions and ensure people have a stable place to live as the economy continues to recover.		
40	Rhode Island	<p>Governor Gina M. Raimondo announced the suspension of residential and commercial eviction proceedings until April 17, 2020.</p> <p>Chief Justice of the Supreme Court of the State of Rhode Island, Paul A. Suttell, issued an executive order suspending all eviction proceedings through May 17, 2020.</p> <p>UPDATE: The District Court may <i>recommence the adjudication</i> of eviction matters after June 1, 2020.</p> <p>UPDATE: According to Governor Raimondo, an agreement has been made with the District Court to limit eviction court proceedings which began prior to the first day of COVID-19 restrictions in Rhode Island on March 17, 2020. COVID-19 related evictions are delayed until July 1, 2020.</p>	<p>March 17, 2020</p> <p>April 8, 2020</p> <p>June 1, 2020</p>	<p>https://www.ri.gov</p> <p>https://www.courts.ri.gov</p> <p>https://www.courts.ri.gov</p> <p>https://upriseri.com</p>
41	South Carolina	<p><i>Charleston County:</i> The MIE Office has cancelled all foreclosure hearings through April 2020 and all foreclosure sales through May 2020.</p> <p>Chief Justice Donald W. Beatty has postponed all evictions statewide until May 1, 2020, however case-by-case exceptions for eviction may be made for matters that involve essential services.</p> <p>UPDATE: Chief Justice Beatty amended the statewide order to prohibit foreclosure hearing, foreclosure sales, writs of assistance, and writs of ejectments. This order issued a moratorium in Master-in-Equity (MIE) courts statewide, unless directed otherwise by a subsequent order by the Chief Justice. Further, this only expressly applies to MIE Courts and not to Special Referees, who conduct foreclosures in counties that do not have an appointed MIE. However, Special Referees are likely to align their proceedings with this Order in an abundance of caution.</p> <p>UPDATE: Chief Justice Beatty released a statement clarifying that the order in</p>	<p>March 19, 2020</p> <p>March 17, 2020</p> <p>March 18, 2020</p> <p>April 2, 2020</p>	<p>https://www.charlestoncounty.org</p> <p>https://www.sccourts.org</p> <p>https://www.sccourts.org</p>

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		<p>place does not relieve people of their personal responsibilities or financial obligations. He also announced that when the moratorium ends on May 1, 2020, evictions or foreclosures may proceed.</p> <p>UPDATE: A new order was issued further postponing eviction proceedings until May 15, 2020. The person or entity pursuing eviction or foreclosure must certify in writing that the real estate at issue is not subject to the limitations and requirements of the CARES Act. If the real estate is subject to the CARES Act, the eviction or foreclosure shall terminate without any action taken.</p> <p>UPDATE: Under the most recent order, any evictions and foreclosures filed on or after May 6, 2020, must be accompanied by a Certification of Compliance along with the initial filing. For evictions and foreclosures filed before May 6, 2020, the Certification of Compliance must be filed with the court prior to proceeding with the eviction or foreclosure. If a party required to file a Certification of Compliance neglects to do so, the eviction or foreclosure shall terminate without further action taken.</p> <p>UPDATE: The South Carolina Supreme Court has ordered all currently ordered and scheduled evictions to <i>resume</i> as of May 15, 2020.</p>	<p>April 30, 2020</p> <p>May 6, 2020</p> <p>April 30, 2020</p>	<p>https://www.sccourts.org</p> <p>https://www.sccourts.org</p> <p>https://www.sccourts.org</p> <p>Certificate of Compliance with the CARES Act (Evictions)</p> <p>Certificate of Compliance with the CARES Act (Foreclosures)</p> <p>https://www.sccourts.org</p>
42	South Dakota	None indicated at this time.		
43	Tennessee	<p><i>Nashville:</i> The Davidson County Sheriff's Department has announced a temporary halt to serving eviction notices.</p> <p>The Supreme Court of Tennessee issued a statewide order suspending in-person proceedings in all state and local courts through April 30, 2020. All courts are prohibited from taking an action to effectuate an eviction, ejection, or other displacement from a residence based on failure to pay rent or loan.</p> <p>UPDATE: The Supreme Court issued an order modifying court suspensions. The new order postpones all eviction proceedings until May 31, 2020.</p>	<p>March 17, 2020</p> <p>March 13, 2020</p> <p>April 24, 2020</p>	<p>https://sheriff.nashville.gov</p> <p>https://www.tncourts.gov</p> <p>http://www.tncourts.gov</p>

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		UPDATE: Evictions have <i>resumed</i> as of June 1, 2020. The Supreme Court may hear eviction cases if the landlord states under penalty of perjury that the action is not subject to the CARES Act.	June 1, 2020	https://www.tullahomanews.com
44	Texas	<p>The Supreme Court of Texas issued an emergency order suspending eviction trials, hearings, and other proceedings until April 19, 2020.</p> <p>UPDATE: A new emergency order superseding the above states that no trial, hearing, or other proceeding may be conducted, and all deadlines are tolled, until after April 30, 2020. A writ of possession may be issued, but the posting of the written warning and the execution of the writ of possession may not occur until after May 7, 2020.</p> <p>UPDATE: Emergency Order 12 supersedes the two (2) orders referenced above and postpones eviction proceedings until May 18, 2020.</p> <p>UPDATE: Unless there is a local order protecting tenants from evictions, courts may issue eviction citations and <i>eviction hearings may proceed</i> effective May 19, 2020.</p> <p><i>Travis County (Austin):</i> Justices of the Peace have declared that residential and commercial evictions are rescheduled until May 8, 2020 and no writs of possession shall be issued until May 13, 2020.</p> <p>UPDATE: Travis County has extended the moratorium on residential and commercial evictions through June 1, 2020. In addition, there remains a moratorium on serving statutory notices to vacate through June 1, 2020.</p> <p>UPDATE: Travis County has further extended the moratorium on evictions through September 30, 2020.</p> <p><i>City of Austin:</i> Mayor Steve Adler followed the Travis County’s ruling and issued a similar order extending the moratorium through the end of September 2020.</p>	<p>March 19, 2020</p> <p>April 6, 2020</p> <p>April 26, 2020</p> <p>May 19, 2020</p> <p>March 19, 2020</p> <p>May 8, 2020</p> <p>July 22, 2020</p> <p>July 24, 2020</p>	<p>http://www.txcourts.gov</p> <p>http://www.txcourts.gov</p> <p>http://www.txcourts.gov</p> <p>https://www.traviscountytexas.gov</p> <p>https://traviscountytexas.gov</p> <p>https://spectrumlocalnews.com</p> <p>http://www.austintexas.gov</p>
45	Utah	Governor Gary R. Herbert issued an executive order deferring rent and service of evictions for residential tenants until May 15, 2020.	April 1, 2020	https://drive.google.com

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		UPDATE: Governor Herbert announced that he will not be extending the eviction moratorium. Residential evictions have <i>resumed</i> .	May 15, 2020	https://www.stgeorgetah.com
46	Vermont	<p>The Supreme Court of the State of Vermont suspended all non-emergency court hearings until April 15, 2020. Emergency landlord-tenant hearings will be held at the discretion of the judge.</p> <p>UPDATE: The Supreme Court extended the suspension of non-emergency court hearings through May 31, 2020.</p> <p>The Senate approved Bill S.333 to freeze evictions and foreclosures statewide during the state of emergency.</p> <p>Governor Philip B. Scott has extended the eviction moratorium through July 15, 2020.</p> <p><u>Rental Housing Stabilization Program</u> The Vermont State Housing Authority and Vermont Housing Finance Agency are now accepting applications from renters, landlords and homeowners who are either past due on rent, or have missed two (2) or more mortgage payments since March 2020. The program is open to any renter or landlord currently in arrears regardless of income, while mortgage assistance is limited to households that made less than \$15,000 in the last 90 days, or less than \$18,000 in Chittenden County.</p>	<p>March 17, 2020</p> <p>April 10, 2020</p> <p>June 15, 2020</p> <p>July 13, 2020</p>	<p>https://www.vermontjudiciary.org</p> <p>https://www.vermontjudiciary.org</p> <p>https://legislature.vermont.gov</p> <p>https://governor.vermont.gov</p> <p>https://www.benningtonbanner.com https://www.vsha.org</p>
47	Virginia	<p>Governor Ralph S. Northam issued an executive order requesting that all relevant state agencies work to create strategies to help Virginians avoid evictions or foreclosures through June 10, 2020.</p> <p>The Supreme Court of Virginia suspended all non-emergency and non-essential court cases until April 6, 2020. This includes new eviction cases.</p> <p>UPDATE: The Virginia Supreme Court has extended the original order referenced above to remain in effect through April 26, 2020.</p>	<p>March 30, 2020</p> <p>March 16, 2020</p> <p>March 27, 2020</p>	<p>https://www.governor.virginia.gov</p> <p>http://www.courts.state.va.us</p> <p>http://www.courts.state.va.us</p>

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		<p>UPDATE: The Virginia Supreme Court has amended the original order to remain in effect through May 17, 2020.</p> <p>UPDATE: The Virginia Supreme Court has further modified the original order to extend the Declaration of Judicial Emergency through June 7, 2020.</p> <p>UPDATE: The Virginia Supreme Court has extended the residential eviction moratorium through June 28, 2020.</p> <p>UPDATE: The eviction moratorium has expired and residential eviction hearings may <i>resume</i> as of June 29, 2020.</p> <p>UPDATE: The Virginia Supreme Court has extended the suspension of residential evictions for nonpayment of rent through September 7, 2020.</p> <p>UPDATE: The Supreme Court <i>did not extend</i> the eviction moratorium past September 7, 2020.</p>	<p>April 22, 2020</p> <p>May 18, 2020</p> <p>June 8, 2020</p> <p>June 29, 2020</p> <p>August 10, 2020</p>	<p>https://www.sussexcountyva.gov</p> <p>http://www.vacourts.gov</p> <p>http://www.justice4all.org</p> <p>https://www.whsv.com</p> <p>http://www.vacourts.gov</p>
48	Washington	<p><i>Seattle:</i> Mayor Jenny A. Durkan issued an emergency order to halt residential evictions in the city of Seattle for 30 days while also prohibiting late fees. Additionally, Mayor Durkan signed an order to protect small businesses and non-profits from eviction for at least 60 days, in addition to rent control protections.</p> <p>UPDATE: The Seattle City Council issued an ordinance which established the following requirements related to rent relief for small businesses and nonprofits: (i) prohibits any increases in the amount of rent charged, unless the increase was authorized in a written lease in effect before April 13, 2020, (ii) prohibits a failure to renew a lease or enter into a new lease if the new lease requires a rental payment that exceeds the payment due under the lease, (iii) permits a small business and nonprofit to pay their monthly rent in installment payments during the civil emergency and for six (6) months following the end of the civil emergency; and (iv) prohibits late fees, interest and other charges that can accrue within one (1) year after the termination of the civil emergency.</p>	<p>March 14, 2020</p> <p>March 17, 2020</p> <p>April 13, 2020</p>	<p>https://durkan.seattle.gov</p> <p>https://durkan.seattle.gov</p> <p>https://seattle.legistar.com</p>

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		<p>UPDATE: Mayor Durkan extended the moratorium on residential evictions and small businesses and non-profit evictions through August 1, 2020.</p> <p>UPDATE: Mayor Durkan has further extended the moratorium on residential, nonprofit, and small business evictions until December 31, 2020.</p> <p><i>King County:</i> The Sherriff’s Office will not be enforcing residential or commercial evictions for nonpayment of rent.</p> <p>UPDATE: The King County Council established a new ordinance modeled after legislation passed in the city of Seattle to assist residential and commercial tenants facing financial difficulties due to COVID-19. First, the new ordinance provides residential tenants with a defense to eviction if an eviction action is based on the tenant's failure to pay rent, and such nonpayment was due to circumstances occurring as a result of COVID-19. The defense to eviction will be available to residential tenants if the eviction was initiated because of unpaid rent that was due before or by March 1, 2021. Second, the ordinance allows residential or small commercial tenants who fail to pay rent due before or by March 1, 2021, to pay the overdue rent on a reasonable repayment plan if the nonpayment was due to circumstances occurring as a result of COVID-19. Further, the ordinance provides an additional defense to eviction if a landlord does not offer a reasonable repayment plan.</p> <p>Governor Jay Inslee announced relief for residential renters in response to the health crisis. Proclamation 20-19 temporarily prohibits residential evictions statewide until April 17, 2020.</p> <p>UPDATE: Governor Inslee declared Proclamation 20-19.1, which amended Proclamation 20-19 to temporarily prohibit evictions of residential properties and commercial rental properties, and temporarily impose other related prohibitions statewide until June 4, 2020. For example, commercial landlords are prohibited from increasing or threatening to increase the rate of rent or the amount of any deposit if the commercial tenant has been materially impacted by COVID-19.</p>	<p>June 3, 2020</p> <p>August 14, 2020</p> <p>March 18, 2020</p> <p>June 23, 2020</p> <p>March 18, 2020</p> <p>April 16, 2020</p>	<p>https://durkan.seattle.gov</p> <p>https://durkan.seattle.gov</p> <p>https://www.kingcounty.gov</p> <p>https://www.kingcounty.gov</p> <p>https://www.governor.wa.gov</p> <p>https://www.governor.wa.gov</p>
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49	West Virginia	<p>The Supreme Court of Appeals of West Virginia issued a statewide Administrative Order postponing all proceedings and court deadlines through April 10, 2020.</p> <p>UPDATE: The Supreme Court of Appeals issued an amended order extending the postponement of all proceedings and court deadlines through May 1, 2020.</p> <p>UPDATE: The Supreme Court of Appeals issued a second amended order on April 22, 2020. The order prohibits proceedings related to wrongful occupation and evictions to be held prior to May 18, 2020.</p> <p>UPDATE: In-person proceedings <i>may commence</i> on May 18, 2020.</p>	<p>March 23, 2020</p> <p>April 3, 2020</p> <p>April 22, 2020</p> <p>May 18, 2020</p>	<p>http://www.courtswv.gov</p> <p>http://www.courtswv.gov</p> <p>http://www.courtswv.gov</p> <p>http://www.courtswv.gov</p>
50	Wisconsin	<p>Governor Tony Evers issued an executive order prohibiting: (i) landlords from terminating rental agreements for the failure to pay rent, and (ii) mortgagees from commencing a civil action to foreclose upon real estate. Evictions, foreclosures and sheriff's sales are on hold for 60 days until May 26, 2020.</p> <p>UPDATE: The eviction moratorium has expired and evictions may <i>resume</i> as of May 16, 2020.</p>	<p>March 27, 2020</p>	<p>https://evers.wi.gov</p>
51	Wyoming	<p>The Supreme Court of the State of Wyoming issued an order suspending all in-person proceedings in all Circuit and District Court and the Supreme Court until April 10, 2020.</p> <p>UPDATE: Chief Justice Michael K. Davis extended the above referenced emergency order to remain in effect until May 31, 2020.</p>	<p>March 18, 2020</p> <p>April 1, 2020</p>	<p>http://www.courts.state.wy.us</p> <p>http://www.courts.state.wy.us</p>

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		UPDATE: The Supreme Court of Wyoming has issued reopening guidelines to resume in-person proceedings.	May 15, 2020	https://www.courts.state.wy.us
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