

K&L Gates LLP

Real Estate

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

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Federal Policies and Regulations in Place	Effective Date	Hyperlink (Ongoing Resources)
<p>Mortgage Payment Deferral: 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 the coronavirus.</p> <p>UPDATE: 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.</p>	<p>March 18, 2020</p> <p>March 27, 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>The CARES Act</p>
<p>Recording Jurisdiction Operating Status Report: 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</p>	<p>March 16, 2020</p> <p>April 2, 2020</p> <p>May 1, 2020</p>	<p>http://judicial.alabama.gov</p> <p>http://cullmanal.gov/</p> <p>https://adla.org</p>

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		<p>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>April 3, 2020</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 to postpone pending eviction orders and suggests postponing eviction orders for anyone quarantined.</p> <p>The Alaska State Legislature passed a bill placing a moratorium on residential evictions for nonpayment of rent until June 30, 2020.</p>	<p>March 23, 2020</p> <p>April 10, 2020</p>	<p>https://public.courts.alaska.gov</p> <p>https://www.akleg.gov</p>
3	Arizona	<p>Governor Douglas A. Ducey issued an executive order to postpone eviction actions in Arizona for 120 days until July 22, 2020.</p> <p><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.</p>	<p>March 24, 2020</p> <p>March 16, 2020</p>	<p>https://azgovernor.gov</p> <p>https://www.azcentral.com</p>
4	Arkansas	<p><i>Little Rock:</i> The Metropolitan Housing Alliance has suspended evictions of public housing residents in Section 8 housing.</p> <p>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.</p> <p>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.</p>	<p>March 17, 2020</p> <p>April 3, 2020</p> <p>April 23, 2020</p>	<p>https://www.nwaonline.com</p> <p>https://www.arcourts.gov</p> <p>https://www.arcouts.gov</p>
5	California	<p>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.</p> <p>UPDATE: Governor Gavin Newsom announced a 90-day mortgage payment relief package for homeowners and consumers. Financial institutions will offer</p>	<p>March 16, 2020</p> <p>March 25, 2020</p>	<p>https://www.gov.ca.gov</p> <p>https://www.gov.ca.gov</p>

	<p>mortgage payment forbearances of up to 90 days to borrowers economically impacted by the crisis.</p> <p>For a complete list of California local governments that have adopted coronavirus 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>Burbank: Effective March 17, 2020, the city council issued an emergency moratorium on all no-fault evictions of residential and commercial tenants.</p> <p>Fresno: Effective March 19, 2020, the emergency moratorium suspends evictions of residential and commercial tenants.</p> <p><i>City of Los Angeles</i>: Effective March 27, 2020, the emergency moratorium suspends residential and commercial evictions through the end of the state of emergency</p> <p><i>County of Los Angeles</i>: Emergency moratorium on all no-fault evictions of residential and commercial tenants in unincorporated areas of LA County. The moratorium starts retroactively on March 4, 2020 through May 31, 2020.</p> <p><i>Pasadena</i>: Effective March 17, 2020</p> <p>Rancho Cucamonga: Effective March 20, 2020, residential evictions are suspended through May 31, 2020 and commercial evictions are suspended through April 30, 2020.</p> <p><i>San Francisco</i>: Residential evictions are suspended.</p> <p>UPDATE: Effective March 17, 2020, Mayor London N. Breed enacted a moratorium on commercial evictions for small and medium sized businesses from being evicted due to loss of income or other economic impacts caused by the coronavirus. The policy applies to business that have less than \$25 million in annual gross receipts.</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>March 20, 2020</p> <p>April 30, 2020</p>	<p>https://www.colorado.gov</p> <p>https://www.colorado.gov</p>
7	Connecticut	<p>The Superior Court of the State of Connecticut ordered a suspension of all issued evictions and ejections 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> <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>	<p>March 20, 2020</p> <p>April 10, 2020</p>	<p>https://www.jud.ct.gov</p> <p>https://portal.ct.gov</p>
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> <p>Governor John Carney issued an executive order suspending residential foreclosures and evictions until the state of emergency is terminated.</p>	<p>March 17, 2020</p> <p>March 24, 2020</p>	<p>https://courts.delaware.gov</p> <p>https://governor.delaware.gov</p>
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 health</p>	<p>March 11, 2020</p>	<p>https://code.dccouncil.us</p>

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		<p>emergency. The act is in effect for no longer than 90 days.</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 (i) broadened the application of the act to mortgage lenders rather than mortgage servicers, and (ii) clarified 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 4, 2020</p> <p>March 13, 2020</p> <p>March 15, 2020</p>	<p>https://development.code.dccouncil.us</p> <p>http://lims.dccouncil.us</p> <p>https://www.dccourts.gov</p> <p>https://www.dccourts.gov</p>
10	Florida	<p>Governor Ron DeSantis issued an executive order suspending mortgage foreclosures and residential evictions for 45 days from the date of the executive order, including any extensions through May 17, 2020.</p> <p><i>Miami:</i> Miami-Dade Police Department temporarily suspended all eviction enforcements.</p> <p><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 further notice due to the current public health crisis.</p> <p><i>Orange County:</i> The Orange County Sheriff’s department has temporarily suspended all eviction activities until further notice.</p> <p><i>Osceola County:</i> Sheriff, Russ Gibson, has temporarily suspended the posting and executions for Residential Writ of Possessions.</p>	<p>April 2, 2020</p> <p>March 11, 2020</p> <p>March 17, 2020</p> <p>March 17, 2020</p> <p>March 18, 2020</p>	<p>https://www.flgov.com</p> <p>https://www.miaminewtimes.com</p> <p>http://www.17th.flcourts.org</p> <p>https://www.orlandosentinel.com</p> <p>https://www.osceolasheriff.org</p>

		<i>Seminole and Brevard County</i> : Chief Judge Lisa Davidson suspended all foreclosure sales and evictions, ejectment or writs of possession until April 15, 2020.	March 19, 2020	https://fcourts18.org
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: 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 Supreme Court of the State of Georgia issued an order extending the statewide judicial emergency until May 13, 2020. The order suspends nonessential matters, which includes landlord-tenant proceedings.</p>	<p>March 16, 2020</p> <p>March 20, 2020</p> <p>April 6, 2020</p>	<p>https://www.atlantaga.gov</p> <p>https://www.fultoncountyga.gov</p> <p>https://www.gasupreme.us</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>March 17, 2020</p> <p>March 17, 2020</p> <p>April 17, 2020</p>	<p>https://governor.hawaii.gov</p> <p>https://www.courts.state.hi.us</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 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. As of May 1, 2020 court proceedings other than jury trials shall resume, but will be held remotely.</p>	<p>March 21, 2020</p> <p>March 23, 2020</p> <p>April 21, 2020</p> <p>April 22, 2020</p>	<p>https://www.idahopress.com</p> <p>https://isc.idaho.gov</p> <p>https://isc.idaho.gov</p> <p>https://isc.idaho.gov</p>

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		UPDATE: The Supreme Court issued an order superseding the April 21, 2020 order, which suspends jury trials in civil cases until October 5, 2020.	May 1, 2020	https://isc.idaho.gov
14	Illinois	Governor J.B. Pritzker issued an executive order prohibiting the enforcement of residential evictions until April 8, 2020. 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. <i>Cook County (Chicago):</i> Chief Judge Timothy C. Evans amended the emergency order issued on March 13, 2020 to suspend court-ordered evictions or foreclosure in the Circuit Court of Cook County.	March 21, 2020 April 23, 2020 March 30, 2020	https://www2.illinois.gov https://www2.illinois.gov http://www.cookcountycourt.org
15	Indiana	Governor Eric J. Holcomb issued an executive order suspending residential evictions and foreclosure actions or proceedings until the state of emergency is terminated.	March 19, 2020	https://www.in.gov
16	Iowa	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. 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. UPDATE: Governor Reynolds has extended the above referenced orders regarding evictions and foreclosures to remain in effect until April 30, 2020. UPDATE: Governor Reynolds has extended the above reference orders regarding evictions and foreclosure to remain in effect until May 27, 2020, unless sooner terminated or extended.	March 19, 2020 March 22, 2020 April 2, 2020 April 27, 2020	https://governor.iowa.gov https://governor.iowa.gov https://governor.iowa.gov https://www.homelandsecurity.iowa.gov
17	Kansas	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.	March 17, 2020	https://governor.kansas.gov

		UPDATE: Governor Kelly has amended the above referenced order to extend the suspension of residential foreclosure and eviction efforts or proceedings until May 31, 2020.	April 30, 2020	https://governor.kansas.gov
18	Kentucky	The Supreme Court of the State of Kentucky issued an emergency order suspending eviction proceedings until April 10, 2020. UPDATE: The Supreme Court issued an emergency order amending the above order to suspend eviction proceedings through May 1, 2020. UPDATE: The Supreme Court has extended the suspension of eviction proceedings until the state of emergency is terminated. Governor Andy Beshear issued an executive order suspending residential evictions and the enforcement of ongoing evictions orders.	March 16, 2020 April 1, 2020 April 24, 2020 March 25, 2020	https://www.nkybar.com https://kycourts.gov https://kycourts.gov https://governor.ky.gov
19	Louisiana	<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. Governor John Bel Edwards issued an executive order suspending legal deadlines applicable to all legal proceedings until April 13, 2020. UPDATE: Governor John Bel Edwards extended the suspension of legal deadlines until April 30, 2020. UPDATE: Governor Jon Bel Edwards extended the suspension of legal deadlines until May 15, 2020.	March 13, 2020 March 16, 2020 April 2, 2020 May 1, 2020	https://www.nola.com https://gov.louisiana.gov https://gov.louisiana.gov https://gov.louisiana.gov
20	Maine	The Maine Supreme Judicial Court has suspended eviction and landlord-tenant matters, unless otherwise ordered by the court, until May 1, 2020. UPDATE: The Supreme Judicial Court extended the suspension of eviction and landlord-tenant matters until May 30, 2020.	March 18, 2020 May 5, 2020	https://www.courts.maine.gov https://www.courts.maine.gov
21	Maryland	Governor Lawrence J. Hogan, Jr. issued an executive order suspending residential eviction matters. UPDATE: Governor Hogan issued an executive order suspending evictions to	March 16, 2020 April 3, 2020	https://governor.maryland.gov https://governor.maryland.gov

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		residential, industrial, and commercial properties. In addition, Governor Hogan has prohibited the initiation of residential foreclosures until the state of emergency is terminated.		
		The Maryland Court of Appeals issued an administrative order suspending pending and future residential foreclosures and evictions.	March 18, 2020	https://www.courts.state.md.us
22	Massachusetts	<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.	March 14, 2020	https://www.boston.gov
		Chief Justice of the Massachusetts Housing Court, Timothy Sullivan, has suspended most eviction proceedings in housing courts until at least April 22, 2020.	March 18, 2020	https://www.mass.gov
		The Massachusetts Legislature issued a bill: (i) suspending residential evictions and foreclosures, and (iii) prohibiting landlords from imposing late fees for nonpayment 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.	April 2, 2020	https://malegislature.gov
		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.	April 20, 2020	https://malegislature.gov
23	Michigan	Governor Gretchen Whitmer issued an executive order suspending residential evictions through April 17, 2020.	March 20, 2020	https://www.michigan.gov
		UPDATE: Governor Whitmer issued an executive order extending the suspension of residential evictions until May 15, 2020.	April 20, 2020	https://www.michigan.gov
24	Minnesota	Governor Tim Walz issued an executive order suspending the execution of all writs of recovery and residential evictions. Additionally, financial institutions are to implement an immediate moratorium on all pending and future residential foreclosures.	March 24, 2020	https://mn.gov

25	Mississippi	Governor Tate Reeves issued an executive order suspending the enforcement of residential evictions.	April 1, 2020	https://www.sos.ms.gov
26	Missouri	<i>Kansas City:</i> Jackson County has issued a temporary freeze on residential evictions through April 18, 2020. UPDATE: Executive Order No. 2020-072 was issued superseding the above to freeze residential evictions through May 18, 2020.	March 19, 2020	https://www.jacksongov.org
			April 16, 2020	https://www.jacksongov.org
		<i>Saint Louis:</i> In the city of Saint Louis, all evictions are suspended through April 19, 2020.	March 20, 2020	https://www.courts.mo.gov
		<i>Boone County and Calloway County:</i> The 13 th Circuit Court has suspended all evictions through April 17, 2020. UPDATE: The Circuit Clerk has been directed to delay issuing writs of restitution, attachment, execution and replevin through Jun 1, 2020. All evictions are suspended through June 1, 2020.	March 23, 2020	https://www.courts.mo.gov
			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. UPDATE: The Supreme Court amended the March 22, 2020 order and extended the suspension of in-person proceedings through May 1, 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
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.	March 30, 2020	https://governor.mt.gov
		UPDATE: Governor Bullock extended the above referenced order with respect to the suspension of residential evictions and foreclosures through May 24, 2020.	April 22, 2020	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.	March 25, 2020	https://www.dropbox.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 Writs of Execution until April 20, 2020.	March 17, 2020	https://www.clarkcountynv.gov http://www.lasvegasjusticecourt.us
		Governor Steve Sisolak issued an executive order suspending residential and commercial foreclosure actions and evictions until May 31, 2020.	March 29, 2020	https://nvhealthresponse.nv.gov
30	New Hampshire	Governor Chris Sununu issued an emergency order temporarily <u>banning</u> evictions of rental tenants and halting foreclosure actions for the duration of the State of Emergency declared in Executive Order 2020-04.	March 17, 2020	https://www.governor.nh.gov
31	New Jersey	Governor Philip Murphy issued an executive order <u>declaring</u> a moratorium on removing individuals from their homes pursuant to an eviction or foreclosure proceeding.	March 16, 2020	https://www.njleg.state.nj.us
		UPDATE: Governor Murphy issued an executive order prohibiting the removal of tenants from residential properties and postpones 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 following the end of the Public Health Emergency or State of Emergency established by Executive Order No. 103 (2020).	March 19, 2020	https://nj.gov
32	New Mexico	<u>Santa Fe:</u> 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.	March 18, 2020	https://www.santafenm.gov
		The Supreme Court of the State of New Mexico issued an order halting residential evictions. The order shall remain in effect until amended or withdrawn by future order.	March 24, 2020	https://www.nmcourts.gov
33	New York	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.	March 16, 2020	https://www1.nyc.gov
		Governor Andrew Cuomo issued an <u>executive order</u> suspending the enforcement of residential or commercial evictions and foreclosures for a period of 90 days until June 13, 2020.	March 22, 2020	https://www.governor.ny.gov

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		UPDATE: Governor Cuomo has extended the eviction moratorium through August 20, 2020.	May 7, 2020	https://www.governor.ny.gov
34	North Carolina	North Carolina Courts have issued guidance , which includes postponing foreclosures and evictions.	March 15, 2020	https://www.nccourts.gov
		<i>Charlotte:</i> Mecklenburg County Sheriff's office has suspended the enforcement of court-ordered evictions until April 17, 2020.	March 16, 2020	http://www.mecksheriff.com
		UPDATE: Mecklenburg Sheriff is adhering to the Supreme Court order suspending enforcement of evictions to June 1, 2020.	April 13, 2020	http://www.mecksheriff.com
		The Supreme Court of the State of North Carolina issued an order postponing all superior court and district court proceedings until June 1, 2020.	April 2, 2020	https://www.nccourts.gov
35	North Dakota	The Supreme Court of the State of North Dakota issued an emergency suspension of all residential eviction proceedings until further notice.	March 26, 2020	https://www.ndcourts.gov
		UPDATE: The Supreme Court issued an emergency order resuming residential eviction proceedings as of April 22, 2020.	April 23, 2020	https://www.ndcourts.gov
36	Ohio	<i>Dayton Municipal Court:</i> All evictions on a temporary hold until April 30, 2020.	March 13, 2020	https://www.daytondailynews.com https://www.daytondailynews.com
		<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".	March 18, 2020	
		<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.	March 17, 2020	http://www.ketteringmunicipalcourt.org/
		<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.	March 20, 2020	http://www.miamisburgcourts.com
		<i>Oakwood Municipal Court:</i> Evictions are postponed until after April 30, 2020.	March 17, 2020	https://court.oakwood.oh.us/
		<i>Vandalia Municipal Court:</i> All civil hearings, evictions, small claims, and mediation hearings are postponed and will commence on May 11, 2020.		https://vandaliaohio.org/
			March 17, 2020	https://www.ci.xenia.oh.us

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		<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 provided no clear guidance as to how it will handle evictions.</p> <p>The Supreme Court of the State of Ohio 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 the pandemic.</p>	<p>March 19, 2020</p> <p>March 30, 2020</p> <p>April 1, 2020</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><i>Tulsa County:</i> All foreclosure sales are postponed until further notice.</p> <p>Oklahoma Chief Justice, Noma D. Gurich, has ordered the closure of all courts, suspension of trials, and extensions of deadlines through May 15, 2020.</p>	<p>March 16, 2020</p> <p>March 16, 2020</p> <p>March 27, 2020</p>	<p>https://sheriff.oklahomacounty.org</p> <p>https://tcsso.org</p> <p>https://www.oscn.net</p>
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 (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.</p> <p><i>Multnomah County</i> (Portland): The Multnomah County Chair imposes a</p>	<p>March 22, 2020</p> <p>April 1, 2020</p> <p>March 17, 2020</p>	<p>https://www.oregon.gov</p> <p>https://www.oregon.gov</p> <p>https://beta.portland.gov</p>

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		<p>temporary moratorium on residential evictions. Court hearings on eviction proceedings are suspended until April 30, 2020.</p> <p><i>Beaverton County:</i> Mayor Dennis Doyle signed an emergency declaration imposing a moratorium on residential evictions.</p> <p><i>Clackamas County:</i> The Board of County Commissioners of Clackamas County announced a similar eviction moratorium on both residential and commercial properties.</p>	<p>March 18, 2020</p> <p>March 19, 2020</p>	<p>https://www.beavertonoregon.gov</p> <p>https://www.clackamas.us</p>
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>March 18, 2020</p> <p>April 1, 2020</p> <p>April 28, 2020</p>	<p>http://www.pacourts.us</p> <p>http://www.pacourts.us</p> <p>http://www.pacourts.us</p>
40	Rhode Island	<p>Governor Gina M. Raimondo announced the suspension of residential and commercial eviction proceedings until April 17, 2020.</p> <p>UPDATE: 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>March 17, 2020</p> <p>April 8, 2020</p>	<p>https://www.ri.gov</p> <p>https://www.courts.ri.gov</p>
41	South Carolina	<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</p>	<p>March 17, 2020</p> <p>March 18, 2020</p>	<p>https://www.sccourts.org</p> <p>https://www.sccourts.org</p>

		<p>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 place does not relieve people of their personal responsibilities or financial obligations. He also states that when the moratorium ends on May 1, 2020 any evictions or foreclosures may proceed.</p> <p>UPDATE: a new order was issued further postponing eviction proceedings until May 15, 2020.</p> <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>April 2, 2020</p> <p>April 30, 2020</p> <p>March 19, 2020</p>	<p>https://www.sccourts.org</p> <p>https://www.sccourts.org</p> <p>https://www.charlestoncounty.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 the State 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. Under this 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>
44	Texas	<p>The Supreme Court of the State of Texas has 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 issue, but the posting of the written warning and the execution of the writ of possession may not occur until after May</p>	<p>March 19, 2020</p> <p>April 6, 2020</p>	<p>http://www.txcourts.gov</p> <p>http://www.txcourts.gov</p>

		7, 2020. UPDATE: Emergency Order 12 issued on April 26, 2020 supersedes the above two orders and postpones eviction proceedings until May 18, 2020. <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.	April 26, 2020 March 19, 2020	http://www.txcourts.gov https://www.traviscountytexas.gov
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
46	Vermont	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. The Senate approved Bill S.333 to freeze evictions and foreclosures statewide during the State of Emergency.	March 17, 2020 April 10, 2020	https://www.vermontjudiciary.org https://legislature.vermont.gov
47	Virginia	The Supreme Court of the State of Virginia has suspended all non-emergency and non-essential court cases until April 6, 2020. This includes new eviction cases. UPDATE: The Supreme Court has extended the original order referenced above to remain in effect through April 26, 2020. UPDATE: The Supreme Court has amended the original order to remain in effect through May 17, 2020. 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.	March 16, 2020 March 27, 2020 April 22, 2020 March 30, 2020	http://www.courts.state.va.us http://www.courts.state.va.us https://www.sussexcountyva.gov https://www.governor.virginia.gov
48	Washington	<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.	March 14, 2020 March 17, 2020	https://durkan.seattle.gov https://durkan.seattle.gov

		<p>UPDATE: The Seattle City Council issued Council Bill 119766 which established the following requirements for working with 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 the effective date of the ordinance, (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 the 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><i>King County:</i> The Sheriff's Office will not be enforcing eviction orders.</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 residential evictions and temporarily impose other related prohibitions statewide until June 4, 2020.</p>	<p>April 13, 2020</p> <p>March 18, 2020</p> <p>March 18, 2020</p> <p>April 16, 2020</p>	<p>https://seattle.legistar.com</p> <p>https://www.kingcounty.gov</p> <p>https://www.governor.wa.gov</p> <p>https://www.governor.wa.gov</p>
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 and states that proceedings related to wrongful occupation and evictions shall not be held prior to May 18, 2020.</p>	<p>March 23, 2020</p> <p>April 3, 2020</p> <p>April 22, 2020</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</p>	<p>March 27, 2020</p>	<p>https://evers.wi.gov</p>

		and sheriff's sales are on hold for 60 days until May 26, 2020.		
51	Wyoming	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. UPDATE: Chief Justice Michael K. Davis extended the above referenced emergency order to remain in effect until May 31, 2020.	March 18, 2020 April 1, 2020	http://www.courts.state.wy.us http://www.courts.state.wy.us