

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
AL	N/A	Governor 6th Supp. State of Emergency COVID-19	Residential Only	4.3.20 – until emergency expires	N/A	Residential Only	Law enforcement personnel must refrain from enforcing orders that would displace a person from the person's residence. Borrower not relieved from obligation to pay mortgage or comply with any other obligation under mortgage agreement	Law enforcement personnel must refrain from enforcing eviction orders for residential premises for the duration of the public health emergency relating to COVID-19. Tenant not relieved from obligation to pay rent or comply with any other obligation under rent agreement	N/A		N/A	
AK	N/A	HCS CSSB 241(RLS)	N/A	4.10.20 – 6.30.20	N/A	Residential Only	N/A	Action for eviction for nonpayment of rent and any other action used to evict a residential tenant for nonpayment of rent is suspended if the tenant is experiencing financial hardship due to COVID-19. Residential tenant seeking protection must provide the landlord a signed statement (under penalty of perjury) that the tenant is experiencing financial hardship due to COVID-19. Tenant not relieved from obligation to pay rent. Tenant may be evicted for: <ul style="list-style-type: none"> ▪ Misconduct ▪ Violating law ▪ Violating lease for reasons other than non-payment of rent 	N/A	No utility late fee for protected person satisfying deferred utility payment agreement	N/A	No interest on utility payments charged to protected person satisfying deferred utility payment agreement
	N/A	SC Order No. 8131	N/A	3.23.20 – until terminated by supreme court	N/A	Residential and Commercial	N/A	Supreme court suspended all non-essential superior and district court hearings. Excluded evictions from list of priority hearings.	N/A	N/A	N/A	N/A
	N/A	Presiding Judge Statewide Admin. Order	N/A	Same as SC Order No. 8131	N/A	Residential and Commercial	N/A	Clarifies that eviction hearings are suspended until further order by the Supreme Court, Chief Justice, or the presiding judges.	N/A	N/A	N/A	N/A

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AZ	N/A	Governor Executive Order 2020-14	N/A	3.24.20-6.22.20	N/A	Residential Only	N/A	<p>Law enforcement must delay enforcing eviction orders for residential properties unless a court determines that enforcement is either:</p> <ul style="list-style-type: none"> Necessary in the interest of justice, or Tenant materially fails to comply with rent agreement and eviction is allowed under A.R.S. § 33-1368(a) <p>Tenant qualifies for relief if tenant:</p> <ul style="list-style-type: none"> Is quarantined because tenant or someone at tenant's home is diagnosed with COVID-19, Is ordered by a licensed medical professional to self-quarantine, Demonstrates that tenant has a health condition making tenant more at risk for COVID-19, or Suffers a substantial loss of income resulting from COVID-19, including: <ol style="list-style-type: none"> Job lost, Compensation reduced, Place of business closed, Obligated to be absent from work to care for home-bound school-age child, or Other pertinent circumstances. <p>A tenant seeking relief must:</p> <ul style="list-style-type: none"> Give landlord written notice of documentation of financial hardship or quarantine because of COVID-19, and Acknowledge that the lease contract remains in effect. <p>Landlord may not:</p> <ul style="list-style-type: none"> Use COVID-19 as a reason to terminate lease, or Terminate a lease based on tenant's relief notice <p>Tenant not relieved from obligation to pay rent</p>	N/A	N/A	N/A	N/A

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AZ (Cont.)	N/A	Governor Executive Order 2020-21	4.06.20 – 5.31.20	4.20 – 5.31.20	Commercial Only	Commercial Only	<p>A lender must “consider” providing an opportunity for forbearance to a commercial mortgage loan borrower that suspended any Arizona tenant eviction action under the Executive Order.</p>	<p>Temporarily suspends commercial eviction actions (including lock outs, notices to vacate) for tenants unable to pay rent due to financial hardship caused by COVID-19. Includes actions to:</p> <ul style="list-style-type: none"> ▪ Lock out, ▪ Give notice to vacate, or ▪ Inhibit the operations of a business <p>If a commercial tenant is temporarily unable to pay rent because of financial hardship caused by COVID-19, the commercial landlord must “consider:”</p> <ul style="list-style-type: none"> ▪ Deferring rent payments, or ▪ Adjusting rent payments. <p>Commercial landlords are “encouraged” to develop rent repayment plans for tenants unable to pay rent due to financial hardship caused by COVID-19.</p> <p>A commercial tenant that (a) seeks relief from eviction, lock out, inhibition of business operations, or (b) asks for a reduction or deferral of rent must:</p> <ul style="list-style-type: none"> ▪ Give the landlord written notice of documentation of inability to pay rent due to temporary financial hardship, and ▪ Acknowledge that the lease contract remains in effect <p>A commercial tenant that receives public assistance for COVI-19 must apply a portion of the assistance to past and current rents (but landlord can’t require tenant to apply a specific percentage of the rent).</p> <p>“Commercial Tenant” is a business that is eligible for Federal Paycheck Protection Program</p> <p>Tenant not relieved from obligation to pay rent or comply with other provisions of the rent agreement</p>	N/A	<p>Commercial landlords are “encouraged” to waive late fees associated with late rent payments caused by COVID-19.</p> <p>A tenant seeking relief from late fees must:</p> <ul style="list-style-type: none"> ▪ Give landlord written notice of documentation of inability to pay rent due to temporary financial hardship, and ▪ Acknowledge that the lease contract remains in effect 	N/A	<p>Commercial landlords are “encouraged” to waive penalties and interest associated with late rent payments caused by COVID-19.</p> <p>A tenant seeking relief penalties and interest must:</p> <ul style="list-style-type: none"> ▪ Give landlord written notice of documentation of inability to pay rent due to temporary financial hardship, and ▪ Acknowledge that the lease contract remains in effect

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CA	Emergency Rule 2	N/A	4.6.-2020 – until 90 days after the Governor declares that the COVID-19 emergency is lifted, or until Rule 2 is amended or repealed by the Judicial Council	N/A	Residential and Commercial	N/A	Applies to an action for foreclosure or deficiency under chapter 1, title 10, of part 2 of the Code of Civil 5 Procedure, beginning at section 725a. All foreclosure actions are stayed, and courts may take no action unless the court finds that action is required to further the public health and safety. The statute of limitations for filing a foreclosure action is tolled. The period for exercising any rights, including exercising any right of redemption from a foreclosure sale or petitioning the court in relation to such a right, is extended.	N/A	Silent	N/A	Silent	N/A
	Executive Order N-37-20	Executive Order N-37-20	3-27-20 – 5-31-20	3-27-20 – 5-31-20	Residential and Commercial	Residential Only	<p>Financial institutions holding home or commercial mortgages are “requested” to implement an immediate moratorium on foreclosures and related evictions when the foreclosure or foreclosure-related eviction arises out of:</p> <ul style="list-style-type: none"> ▪ A substantial decrease in household or business income, or ▪ Substantial out-of-pocket medical expenses <p>That were caused by COVID-19 or government responses to COVID-19.</p> <p>Citigroup, JP Morgan Chase, US Bank, Wells Fargo, and nearly 200 state-chartered banks, credit unions, and mortgage lenders and servicers have committed to providing relief for consumers and homeowners in California.</p>	<p>If a tenant satisfies the requirements described below, (a) an eviction order may not be enforced, and (b) the timeframe under state law (Cal. Civ. Code § 1167) for a residential tenant to respond to an eviction complaint for nonpayment of rent is extended from 5 to 60 days:</p> <ul style="list-style-type: none"> ▪ Paid rent under the rent agreement prior to 3.27.2020, <ol style="list-style-type: none"> 1. Tenant gives the landlord written notice no later than 7 days after rent due date that tenant is not able to pay some/all of rent because of COVID-19, including: (a) Tenant can’t work because tenant or family member has COVID-19, (b) Tenant was laid off, lost hours, or had income reduction because of COVID-19 or government response to COVID-19, or (c) 2. Child care because school is closed due to COVID-19 ▪ The tenant retains documentation supporting inability to pay rent (termination notices, payroll checks, pay stubs, bank statements, medical bills, or signed letters or statements from an employer or supervisor explaining the tenant’s changed financial circumstances). This may be provided to the landlord no later than the time upon payment of back-due rent. <p>Order does not (a) prevent a tenant who is able to pay rent due from paying that rent in a timely manner, or (b) relieve a tenant of liability for unpaid rent.</p>	N/A	N/A	N/A	N/A

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CA (Cont.)	N/A	Executive Order N-28-20	N/A	3.16.20 – 5.31.20	N/A	Residential and Commercial	N/A	<p>Suspends state laws (including Cal. Civ. Code §§ 1940 to 1954.1, 1954.25 to 1954.31, and similar provisions) preempting or restricting a local government's ability to limit evictions. Local governments may now suspend evictions when both:</p> <ul style="list-style-type: none"> The basis for the eviction is nonpayment of rent or a foreclosure arising out of: <ol style="list-style-type: none"> A substantial decrease of household or business income (including by layoffs, reduction in work hours, or reduction in business hours), or Substantial medical expenses The decrease in household or business income or the medical expenses: <ol style="list-style-type: none"> Was caused by: <ol style="list-style-type: none"> the COVID-19 pandemic, or the governmental response to COVID-19 pandemic, and Is documented 	N/A	N/A	N/A	N/A

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CA (Cont.)	N/A	Executive Order 2020-01.	N/A	03.01.20 – 5.31.20	N/A	Residential and Commercial	N/A	Agoura Hills Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing and provide documentation within 30 days of when rent is due and will have up to 6 months post-emergency to repay any back rent.	N/A	N/A	N/A	N/A
	N/A	Ordinance No. 3268 Urgency Uncodified Ordinance	N/A	03.17.20 – 5.16.20	N/A	Residential Only	N/A	Alameda City Moratorium on evictions of residential tenants who demonstrate COVID-19 related inability to pay rents, including: 1) a 20% or more reduction of monthly gross pay; 2) extraordinary out-of-pocket medical expenses; or (3) extraordinary childcare needs or needs arising from caring for ill household or family members. Tenants can assert impacts as affirmative defense to eviction.	N/A	N/A	N/A	N/A
	N/A	An Urgency Ordinance Adopting a temporary Moratorium on Evictions	N/A	03.24.20- 04.23.20	N/A	Residential only	N/A	Alameda County Emergency moratorium on all residential (specifically including mobile homes) tenant evictions and 'proceedings to recover possession' from mortgagors who demonstrate COVID-19 related inability to pay rents, and appears to include no-fault evictions as well. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. The ordinance specifically lists recommended documentation. Landlords/ lenders must include a designated notice with any notice of termination.	N/A	N/A	N/A	N/A

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CA (Cont.)	N/A	ORDINANCE NO. 2020-03. AN URGENCY ORDINANCE OF THE CITY OF ALBANY ENACTING A TEMPORARY MORATORIUM ON FORECLOSURES AND EVICTIONS DUE TO NONPAYMENT OF RENT AND RENT INCREASES FOR CERTAIN RESIDENTIAL AND COMMERCIAL TENANTS IMPACTED BY THE NOVEL CORONAVIRUS (COVID-19).	N/A	03.26.20 – 5.31.20	N/A	Residential Only	N/A	Albany Emergency moratorium on all no-fault evictions of residential tenants who demonstrate COVID-19 related inabilities to pay rents. Tenants must notify landlords in writing of inability to pay within 30 days after rent is due and provide documentation within that period. Tenants will have up to 6 months post-emergency to repay any back rent. Also imposes a rent increase moratorium to property not exempt from rent control per state law.	N/A	N/A	N/A	N/A
	N/A	ORDINANCE NO. O2M20-4771. AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA TEMPORARILY PROHIBITING EVICTIONS OF RESIDENTIAL AND COMMERCIAL TENANTS ARISING FROM FINANCIAL IMPACTS OF THE COVID-19 PANDEMIC	N/A	03.04.20 – 5.31.20	N/A	Residential and Commercial	N/A	Alhambra Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inabilities to pay rents. Tenants must notify landlords in writing of inability to pay within 7 days after rent is due (unless there are extenuating circumstances) , provide documentation and pay a portion due that 'tenant is able to pay'. Tenants will have up to 6 months post-emergency to repay any back rent. The eviction moratorium will remain in effect during the pay-back period.	N/A	N/A	N/A	N/A

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CA (Cont.)	N/A	AN UNCODIFIED (URGENCY) ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANAHEIM IMPOSING A TEMPORARY MORATORIUM ON THE EVICTION OF RESIDENTIAL OR COMMERCIAL TENANTS UNABLE TO PAY RENT BECAUSE OF COVID-19	N/A	03.24.20 – 4.30.20 (Unless Extended)	N/A	Residential and Commercial	N/A	Anaheim Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing of inability to pay prior to date that rent is due , provide documentation, and pay a portion due that 'tenant is able to pay'. Tenants will have up to 90 days post-emergency to repay any back rent. The eviction moratorium will remain in effect during the pay-back period.	N/A	N/A	N/A	N/A
	N/A	An Urgency Ordinance of the City of Antioch Enacting a Temporary Moratorium on Evictions Due To Nonpayment of Rent For Residential and Commercial Tenants Where the Failure to Pay Rent Results from Income Loss Resulting from COVID-19	N/A	Until 05.31.2020 (Unless Extended)	N/A	Residential and Commercial	N/A	Antioch Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing of inability to pay within 14 days after rent is due and provide documentation. Tenants will have up to 6 months post-emergency to repay any back rent.	N/A	N/A	N/A	N/A
	N/A	Director of Emergency Services Executive Order No. 2020-01	N/A	Until 05.31.2020 (Unless Extended)	N/A	Residential and Commercial	N/A	Apple Valley Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing of inability to pay within 30 days after rent is due and provide documentation. Tenants will have up to 6 months post-emergency to repay any back rent.	N/A	N/A	N/A	N/A

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CA (Cont.)	N/A	Ordinance No. 1532, an Urgency Ordinance of the City Council of the City of Arcata Adopting Temporary Restrictions on the Eviction of Tenants Due to Non-Payment of Rent	N/A	-----	N/A	Residential and Commercial	N/A	Arcata Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related disabilities to pay rents. Tenants must notify landlords in writing of inability to pay prior to date that rent is due , provide documentation within 7 days of when rent was due. Tenants will have up to 120 days post-emergency to repay any back rent.	N/A	N/A	N/A	N/A
	N/A	AN URGENCY ORDINANCE OF THE CITY OF ARTESIA, CALIFORNIA, ENACTING A TEMPORARY MORATORIUM ON FORECLOSURES AND EVICTIONS DUE TO NONPAYMENT OF RENT BY RESIDENTIAL AND COMMERCIAL TENANTS IMPACTED BY THE NOVEL CORONAVIRUS (COVID-19)	N/A	3.25.20 – 5.31.20	N/A	Residential and Commercial	N/A	Artesia Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related disabilities to pay rents. Tenants must notify landlords in writing of inability to pay within 30 days after the date rent is due and provide documentation. Tenants will have up to 6 months post-emergency to repay any back rent. Operates as a defense to any unlawful detainer action filed on or after 3/25/20.	N/A	N/A	N/A	N/A
	N/A	Baldwin Park Director of Emergency Services Temporary Moratorium on Evictions. Effective for the duration of the emergency	N/A	03.17.2020	N/A		N/A	Baldwin Park Emergency moratorium on all residential evictions for tenants who demonstrate COVID-19 related disabilities to pay rents. Residential no-fault evictions are also banned "unless necessary for the health and safety of the tenants, neighbors or landlord." Tenants must notify landlords within 30 days after rent is due via established e-mail and text communication and document inability to pay.	N/A	N/A	N/A	N/A

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CA (Cont.)	N/A	Direction of Emergency Services Order No. 20-1 (City Manager).	N/A	3.22.20-5.31.20 (Unless Extended)	N/A	Residential and Commercial	N/A	Benicia Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing of inability to pay within 30 days after the date rent is due and provide documentation. Tenants will have up to 60 days post-emergency to repay any back rent.	N/A	N/A	N/A	N/A
	N/A	Urgency Ordinance Adopting BMC Chapter 13.110, the COVID-19 Emergency Response Ordinance	N/A	3.17.20 – Until Emergency is Over	N/A	Residential and Commercial	N/A	Berkeley Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing of inability to pay before rent is due and provide documentation. Where tenant fails to notify landlord, landlord must serve a "pre-notice of the rent delinquency" and give tenant 3 days to provide notice/ documentation. Failure to provide that notice does not waive tenant's right to claim inability as a defense to eviction. Tenants must repay all back due rents "after the expiration of the State of Emergency," but landlords cannot charge collection fees or interest	N/A	N/A	N/A	N/A
	N/A	URGENCY ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF BUENA PARK, CALIFORNIA, ENACTING A MORATORIUM ON EVICTIONS FOR RENTERS AND OWNERS OF RESIDENTIAL PROPERTIES IN THE CITY	N/A		N/A	Residential and Commercial	N/A	Buena Park Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing of inability to pay within 30 days after rent is due , provide documentation and if possible pay a portion due that 'tenant is able to pay'. Tenants will have up to 6 months post-emergency to repay any back rent. The eviction moratorium will remain in effect during the pay-back period.	N/A	N/A	N/A	N/A

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CA (Cont.)	N/A	ORDINANCE NO. 20-0- 2805 AN URGENCY ORDINANCE OF THE CITY OF BEVERLY HILLS ADOPTING EMERGENCY REGULATIONS RELATED TO RESIDENTIAL AND COMMERCIAL TENANT EVICTIONS	N/A	3.17.20 – Duration of Emergency	N/A	Residential and Commercial	N/A	Beverly Hills Emergency moratorium on all residential evictions for tenants who demonstrate COVID-19 related inability to pay rents, and for no-fault evictions unless necessary for the health and safety of tenants, neighbors, or landlord. Commercial tenants are also covered under the similar conditions. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees. The council has set up a special standing committee to hear commercial landlord-tenant disputes.	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees
	N/A	ORDINANCE NO. 20-3,934. An Uncodified Urgency Ordinance of the Council of the City of Burbank Prohibiting the Eviction Temporarily of Residential and Commercial Tenants	N/A	3.17.20 – 4.30.20	N/A	Residential and Commercial	N/A	Burbank Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants will have up to 6 months post-emergency to repay any back rent.	N/A	N/A	N/A	N/A
	N/A	EOC Director Order No. 20-02 Staying Evictions in the City of Camarillo.	N/A	3.18.20 – 5.31.20	N/A	Residential and Commercial	N/A	Camarillo Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents, and appears to include no-fault evictions as well. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees

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CA (Cont.)	N/A	Ordinance No. 1041. An Urgency Ordinance of the City Council of the City of Capitola Prohibiting Residential and Commercial Evictions ...Related to the Coronavirus Pandemic	N/A	3.26.20 – 5.31.20	N/A	Residential and Commercial	N/A	Capitola Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents, and appears to include no-fault evictions as well. Tenants must notify landlords in writing before rent is due , pay any amount reasonably possible, and document inability to pay. Tenants must also repay unpaid amounts within 90 days of the ordinance expiration, and landlords cannot charge late or collection fees.	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees
	N/A	AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY TEMPORARILY PROHIBITING EVICTIONS OF RESIDENTIAL TENANTS ARISING FROM DECREASE IN INCOME OR SUBSTANTIAL MEDICAL EXPENSES RELATED COVID-19	N/A	3.25.20 – Until emergency is over	N/A	Residential Only	N/A	Cathedral City Emergency moratorium on all residential evictions for tenants who demonstrate COVID-19 related inability to pay rents and appears to include no-fault evictions as well. Tenants must notify landlords in writing within 5 days after the rent is due , pay any amount reasonably possible, and document or otherwise demonstrate inability to pay. Tenants must also repay unpaid amounts within 60 days of the ordinance expiration, and landlords cannot charge late or collection fees.	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees
	N/A	Originate of Chula Vista Temporary Moratorium on Evictions due to nonpayment of rent for residential and commercial tenants where failure to pay results from COVID-19).	N/A	3.17.20 – Duration of emergency	N/A	Residential and Commercial	N/A	Chula Vista Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees

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CA (Cont.)	N/A	City Council Resolution No. 2020-10	N/A	3.19.20 – Duration of emergency	N/A	Residential Only	N/A	Clearlake Emergency moratorium on all residential evictions for tenants who demonstrate COVID-19 related inability to pay rents. Residential no-fault evictions are also banned unless necessary for the health and safety of the tenants, neighbors or landlord. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees
	N/A	Ordinance No. 20-3. An Emergency Ordinance Imposing Moratoria on Certain Evictions For Failure to Pay Rent	N/A	3.25.20 – 5.31.20	N/A	Residential and Commercial	N/A	Concord Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Residential no-fault evictions are also banned unless necessary for the health and safety of the tenants, neighbors or landlord. Tenants must notify landlords in writing within 7 days before rent is due and provide written documentation of inability to pay within 3 days after. 90-day repayment window for each month in arrears, beginning with the first day following the lifting of the moratorium. Landlords cannot charge late or collection fees. Also imposes a ban on rent increases, except for residential properties exempt under CA Civil Code § 1946.2(e) (e.g., most single-family homes).	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees
	N/A	Urgency Ordinance Imposing a Temporary Moratorium on the Eviction of Residential or Commercial Tenants Unable to Pay Rent because of COVID-19	N/A	-----	N/A	Residential and Commercial	N/A	Costa Mesa Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing of inability to pay within 7 days after rent is due , provide documentation and pay a portion due that 'tenant is able to pay'. Tenants will have up to 6 months post-emergency to repay any back rent.	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	3/16/20 Public Order under City of Culver City Emergency Authority. Effective through the duration of the local emergency	N/A	3.16.20	N/A	Residential Only	N/A	Culver City Emergency moratorium on all no-fault evictions of residential tenants who demonstrate COVID-19 related inabilities to pay rents unless necessary for the health and safety of the tenants, neighbors, landlord or the landlord's employees. Tenants will have up to 6 months post-emergency to repay any back rent.	N/A	N/A	N/A	N/A
	N/A	Urgency Ordinance Adopting Emergency Regulations Related to Evictions and Declaring the Urgency Thereof	N/A	3.17.20 – Duration of emergency	N/A	Residential and Commercial	N/A	Davis Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inabilities to pay rents. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees
	N/A	URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DELANO TEMPORARILY PROHIBITING EVICTIONS OF RESIDENTIAL TENANTS ARISING FROM INCOME LOSS OR SUBSTANTIAL MEDICAL EXPENSES RELATED TO THE COVID-19 PANDEMIC	N/A	3.16.20 – 5.31.20	N/A	Residential Only	N/A	Delano Emergency moratorium on all no-fault evictions of residential tenants who demonstrate COVID-19 related inabilities to pay rents. Tenants must notify landlords in writing of inability to pay before rent is due , provide documentation and pay a portion due that 'tenant is able to pay'. Tenants will have up to 180 days post-emergency to repay any back rent. The eviction moratorium will remain in effect during the pay-back period.	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Temporary Moratorium on Residential Evictions for Non-Payment of Rent by Tenants Impacted by the COVID-19 Pandemic. Effective 3/26/20 through 5/31/20	N/A	3.26.20 – 5.31.20	N/A	Residential Only	N/A	East Palo Alto Emergency moratorium on all no-fault evictions of residential tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing of inability to pay within 30 days after rent is due , provide documentation and pay a portion due that 'tenant is able to pay'. Tenants will have up to 180 days post-emergency to repay any back rent. Landlords cannot charge late or collection fees.	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees
	N/A	URGENCY ORDINANCE NO. 2020-03 AN URGENCY ORDINANCE OF THE CITY OF EL CERRITO ENACTING A TEMPORARY MORATORIUM ON EVICTIONS DUE TO NONPAYMENT OF RENT FOR RESIDENTIAL AND COMMERCIAL TENANTS WHERE THE FAILURE TO PAY RENT RESULTS FROM INCOME LOSS RESULTING FROM COVID-19	N/A	-----	N/A	Residential and Commercial	N/A	El Cerrito Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees. Includes a "Moratorium on Judicial Foreclosures".	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees
	N/A	Urgency Ordinance establishing a 45-day moratorium of residential evictions caused by non-payment of rent due to hardship associated with the COVID-19 pandemic	N/A	3.19.20 – 5.03.20	N/A	Residential Only	N/A	El Monte Emergency moratorium on all no-fault evictions of residential tenants (specifically including mobile-homes) who demonstrate COVID-19 related inability to pay rents. Also adds 13 general "just cause" limitations to evictions.	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	ORDINANCE NO. 20-002. An Urgency Ordinance Of The City Council Of The City Of Emeryville Enacting A Temporary Moratorium On Residential and Commercial Evictions Due to Nonpayment Of Rent And Residential Foreclosures Initiated by Homeowner' s Associations Where The Failure To Pay Rent Or Assessments Results From Income Loss Due To The Novel Coronavirus (COVID-19) Pandemic	N/A	3.19.20 - 5.31.20	N/A	Residential and Commercial	N/A	Emeryville Emergency moratorium on all residential and commercial evictions for tenants who experience COVID-19 related inability to pay rents. Commercial tenants must document inability to pay upon request. Tenants must also repay unpaid amounts. Also covers Homeowners Association actions to evict homeowners for failure to pay dues. HOAs are barred from voting to initiate foreclosure on any COVID-19 affected residential homeowner.	N/A	N/A	N/A	N/A
	N/A	Urgency Ordinance No. 2020-07	N/A	3.27.20 – End of local emergency	N/A	Residential and Commercial	N/A	Encinitas Emergency moratorium on all residential and commercial evictions on rent due on or after 3/27/20 for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing before rent is due, each time rent is due and for rents due between 3/27/20 and 4/1/20 by 4/7/20 , and document inability to pay within 2 weeks of each notice. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	ORDINANCE NO. 898-C.S. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EUREKA TO PROHIBIT EVICTIONS DURING THE COVID-19 STATE OF EMERGENCY FOR NONPAYMENT OF RENT OR FOR NO-FAULT REASONS	N/A	3.16.20 – 5.31.20	N/A	Residential Only	N/A	Eureka Emergency moratorium on all evictions of residential tenants who demonstrate COVID-19 related inabilities to pay rents, or for no-fault evictions . Tenants must notify landlords in writing of inability to pay and provide documentation on or before 5/31/20 . Tenants will have up to 180 days post-emergency to repay any back rent. Landlords cannot charge late or collection fees. Rent increases are also banned through the duration.	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees
	N/A	RESOLUTION 20-3752 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FILLMORE TEMPORARILY PROHIBITING EVICTIONS	N/A	3.16.20 – 5.31.20	N/A	Residential Only	N/A	Fillmore Emergency moratorium on all residential evictions for tenants who demonstrate COVID-19 related inabilities to pay rents, and on no-fault evictions . Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees
	N/A	URGENCY ORDINANCE NO. 960-2020. AN URGENCY ORDINANCE OF THE CITY OF FORT BRAGG RELATING TO A TEMPORARY MORATORIUM ON EVICTING TENANTS AND DECLARING THE ORDINANCE TO BE AN EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY UPON ADOPTION	N/A	3.16.20 – 5.31.20	N/A	Residential and Commercial	N/A	Fort Bragg Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inabilities to pay rents, and on no-fault evictions . Tenants must notify landlords in writing within 7 days before rent is due (except April 1) and document inability to pay within 30 days of when rent is due. Tenants must also repay unpaid amounts within 180 days of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Executive Orders establishing emergency Eviction Moratoriums on Residential and Small Business Evictions	N/A	3.16.20 – 5.31.20	N/A	Residential and Commercial	N/A	Fremont Emergency moratorium on all residential (including mobile homes) and small-scale commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants "should" notify landlords before rent is due, but must notify landlords in writing and document inability to pay within 5 days after being served with a Notice of Termination. Remains in effect for 6 months following end of the emergency, with the eviction moratorium ending 30 days after the expiration of declared emergency. Landlords can't impose late fees or serve a 5-day notice provided within 90 days after the local emergency expires, tenant repays 50% of overdue rent and expenses; and within 180 days has repaid all outstanding overdue rent and expenses accrued during the emergency. Landlords cannot charge late or collection fees. Here is more information	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees
	N/A	An Emergency Ordinance of the City of Fresno Adding Section 2-514 to the Fresno Municipal Code Regarding the COVID-19 Pandemic Emergency.	N/A	3.19.20 – 4.18.20	N/A	Residential and Commercial	N/A	Fresno, City Of Emergency moratorium on evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Commercial tenants are additionally protected when they close voluntarily or pursuant to official mandate "...to prevent or reduce the spread of COVID-19". All tenants must notify landlords in writing of inability to pay rents , then have 7 days from notification to provide documentation. Upon expiration of the emergency, tenants have 6 months to pay past due rent.	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Emergency ordinance prohibiting evictions arising from income loss or substantial medical expenses related to the novel coronavirus (COVID-19) pandemic	N/A	3.24.20 – 5.31.20	N/A	Residential and Commercial	N/A	Fresno, County Of Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration	N/A	N/A	N/A	N/A
	N/A	URGENCY ORDINANCE RELATED TO A TEMPORARY MORATORIUM ON EVICTING TENANTS DUE TO THE COVID-19 PUBLIC HEALTH CRISIS	N/A	3.26.20 – 5.31.20	N/A	Residential and Commercial	N/A	Fullerton Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing within 30 days after rent is due , pay any amount possible, and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees
	N/A	Local Emergency Proclamation and A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE RATIFYING THE CITY MANAGER/DIRECTOR OF EMERGENCY SERVICES' PROCLAMATION DECLARING THE EXISTENCE OF A LOCAL EMERGENCY	N/A	3.17.20 -5.31.20	N/A	Residential and Commercial	N/A	Garden Cove Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants will have up to 6 months post-emergency to repay any back rent	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Glendale Public Order No. 2020-03	N/A	3.18.20 -5.31.20	N/A	Residential and Commercial	N/A	Glendale Emergency moratorium on all no-fault evictions of residential (specifically including Section-8/assisted) and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants will have up to 6 months post-emergency to repay any back rent.	N/A	N/A	N/A	N/A
	N/A	Resolution No. 20-18 A Resolution of the City Council of the City of Goleta, Confirming the Existence of a Local Emergency	N/A	3.17.20 – 5.16.2020	N/A	Residential and Commercial	N/A	Goleta Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees
	N/A	Ordinance No. ____ Emergency Ordinance...Enacting a Temporary Moratorium on Evictions	N/A	3.24.20 -5.31.20	N/A	Residential and Commercial	N/A	Grass Valley Moratorium on evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Commercial tenants are additionally protected when they close voluntarily or pursuant to official mandate "...to prevent or reduce the spread of COVID-19". All tenants must notify landlords in writing of inability to pay rents, then have 7 days from notification to provide documentation. Upon expiration of the emergency, tenants have 6 months to pay past due rent.	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Repeal and Replacement of Temporary Moratorium on Evictions ... for Non-Payment of Rent or Mortgage Payments Caused by the Coronavirus (COVID-19) Pandemic.	N/A	4.7.20 – 7.06.2020	N/A	Residential and Commercial	N/A	Hayward Emergency moratorium on all residential (including no-fault) and commercial evictions for tenants who experience COVID-19 related disabilities to pay rents, and for no-fault evictions unless necessary for the health and safety of tenants, neighbors, or landlords. Tenants should notify landlords in writing and provide documentation. However, inability to do so does not preclude the tenant from asserting protections under the Moratorium. Either party may request mediation through the City of Hayward Rent Review Office. Added 4/7/20: Commercial; lender evictions and prohibition of retaliation.	N/A	N/A	N/A	N/A
	N/A	Resolution No. 2020-15. Resolution of the City of Imperial Beach...Prohibiting Specified Residential Evictions During Local Emergency Related to COVID-19	N/A	3.12.20 – Expiration of emergency or 5.31.20	N/A	Residential Only	N/A	Imperial Beach Emergency moratorium on all residential evictions for tenants who demonstrate COVID-19 related disabilities to pay rents. Tenants must notify landlords in writing within 30 days of when rent is due and document inability to pay	N/A	N/A	N/A	N/A
	N/A	Uncodified Urgency Ordinance Establishing a Temporary Prohibition on COVID-19 Pandemic-related Evictions in the Unincorporated Area of the County of Imperial.	N/A	3.31.20 – 5.31.20	N/A	Residential and Commercial	N/A	Imperial County Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related disabilities to pay rents. Tenants must notify landlords in writing and document inability to pay. Tenants must also repay unpaid amounts within 120 days of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Emergency Ordinance No. 20-07	N/A	3.17.20 – 5.01.20	N/A	Residential Only	N/A	Inglewood Emergency moratorium on all residential evictions, including just cause evictions, for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing and document inability to pay.	N/A	N/A	N/A	N/A
	N/A	Urgency Ordinance No. 1093 - Temporarily Prohibiting the Eviction of Residential and Commercial Tenants for Non-Payment of Rent Caused by the Coronavirus	N/A	3.24.20 – 5.31.20	N/A	Residential and Commercial	N/A	La Verne Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants will have up to 6 months post-emergency to repay any back rent.	N/A	N/A	N/A	N/A
	N/A	AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY ADDING CHAPTER 8.100, TO TEMPORARILY PROHIBIT EVICTIONS DUE TO COVID-19 THROUGH May 31, 2020	N/A	3.04.20 – 5.31.20 (Enacted 3.24.20 retroactive to 3.4.20)	N/A	Residential and Commercial	N/A	Long Beach Emergency moratorium on all residential and commercial evictions for tenants who were/are served with a "Pay-or-Quit Notice" (CA Civ Pro. §§ 1161 et sec.) arising from COVID-19 related inability to pay rents. Tenants must notify landlords in writing and document inability to pay. Tenants receiving a Pay or Quit Notice between 3/4/20 and 3/24/20 must provide that documentation "...prior to the final adjudication of the subject eviction proceedings". Tenants must also make timely payments and repay unpaid amounts by 11/30/20, and landlords cannot charge late or collection fees. Landlords must provide special notice to tenants when serving Pay or Quit notices.	N/A	Landlord may not charge late fees	N/A	Landlords may not charge collection fees

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	<p>3/14/20 Mayer Garcetti Executive Order (residential evictions) through the duration of the emergency.</p> <p>3/16/20 Mayer Garcetti Executive Order (commercial evictions) through 3/31/20 unless extended.</p> <p>Ordinance Adding Article 14.6 to the L.A., Municipal Code to Temporarily Prohibit Certain Residential and Commercial Evictions Due to the COVID-19 Pandemic.</p>	N/A	<p>3.14.20 – Duration of emergency</p> <p>3.16.20 – 3.31.20(Unless Extended)</p> <p>3.27.20 – 5.31.20</p>	N/A	Residential Only	N/A	<p>Los Angeles, City of</p> <p>Moratorium on evictions of residential tenants who demonstrate COVID-19 related inabilities to pay rents.</p> <p>Residential tenants have up to 12 months to repay any back-rent due. No-fault evictions are also prohibited where tenant or household member is "ill, in isolation, or under quarantine due to COVID-19".</p> <p>"Ellis Act" evictions are also prohibited during the emergency and for 60 days thereafter.</p> <p>Moratorium on evictions of commercial tenants unable to pay rents due to circumstances similar to those under the residential moratorium.</p> <p>Excludes multi-national and publicly traded companies, and companies with 500+ employees.</p> <p>Commercial tenants have up to three months post-emergency to repay any back rent.</p>	N/A	N/A	N/A	N/A
	N/A	Moratorium	N/A	3.04.20 – 3.31.20	N/A	Residential and Commercial	N/A	<p>Los Angeles, County of</p> <p>Emergency moratorium on all no-fault evictions of residential and commercial tenants in unincorporated areas of LA County who demonstrate COVID-19 related inabilities to pay rents.</p> <p>Tenants will have up to 6 months post-emergency to repay any back rent.</p>	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Resolution Barring Evictions in Marin County due to the Public Health Emergency Arising from COVID-19	N/A	3.24.20 – 5.31.20	N/A	Residential and Commercial	N/A	Marin County, including cities, towns, and unincorporated areas Emergency moratorium on all residential and commercial evictions, including just cause evictions, for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing within 30 days of the due date and document inability to pay. Tenants must repay back rent, but landlords are banned from charging late fees.	N/A	Landlords may not charge late fees	N/A	N/A
	N/A	ORDINANCE NO. 4460. URGENCY ORDINANCE OF THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA, ENACTING A TEMPORARY PROHIBITION ON COVID-19 PANDEMIC RELATED EVICTIONS	N/A	3.24.20 – 5.31.20 (Unless Extended)	N/A	Residential and Commercial	N/A	Mendocino, County of (unincorporated areas) Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents.	N/A	N/A	N/A	N/A
	N/A	ORDINANCE 20-337. An Urgency Ordinance of the City of Mission Viejo, California, Prohibiting or Limiting Residential and Commercial Evictions Pursuant to and Consistent with Governor Newsom's Executive Order N-28-20	N/A	3.25.20 – 5.31.20	N/A	Residential and Commercial	N/A	Mission Viejo Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing of inability to pay within 30 days after rent is due , and if possible pay a portion due that 'tenant is able to pay'. Imposes strict requirements regarding documentation. Tenants have up to 6 months post-emergency to repay any back rent.	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Ordinance No. 2020-04U. An Urgency Ordinance of the City of Monrovia, California, Adopting Emergency Regulations Prohibiting Residential Evictions	N/A	3.31.20 – End of emergency	N/A	Residential Only	N/A	Monrovia Emergency moratorium on all residential evictions for tenants who demonstrate COVID-19 related inability to pay rents. Also includes no-fault evictions unless health/safety threatened. Tenants must notify landlords in writing within 7 days after the due date and document inability to pay within 30 days after. Tenants must repay unpaid amounts within 6 months of the expiration of the local emergency, but landlords are banned from charging late fees. Here is more information.	N/A	Landlords may not charge late fees	N/A	N/A
	N/A	URGENCY ORDINANCE TO TEMPORARILY PROHIBIT RESIDENTIAL AND COMMERCIAL EVICTION	N/A	3.25.20 – 5.31.20	N/A	Residential and Commercial	N/A	Monterey, City of Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must use "reasonable efforts" to notify landlords before rent is due , pay all amounts "reasonably able" to pay, and provide supporting documentation within "a reasonable time". Tenants must also repay unpaid amounts within 120 days of 5/31/20, and landlords cannot charge late or collection fees.	N/A	Landlords may not charge late fees	N/A	Landlords may not charge collection fees.
	N/A	An Urgency Ordinance of the County of Monterey...Enacting a Temporary Prohibition on Covid-19 Pandemic Related Evictions	N/A	3.17.20 – 5.31.20	N/A	Residential and Commercial	N/A	Monterey, County of Emergency moratorium on all residential and commercial evictions, including just cause evictions, for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing and document inability to pay.	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	City of Moorpark Executive Order No. 20-01. An Executive Order of the Director of Disaster Services of the City of Moorpark Imposing Emergency Regulations Related to Residential and Commercial Tenant Evictions.	N/A	3.19.20- 5.31.20 (Unless extended)	N/A	Residential and Commercial	N/A	Moorpark Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlords may not charge late fees	N/A	Landlords may not charge collection fees.
	N/A	Temporary Eviction Moratorium Suspending Residential Evictions for Non-payment of Rent Due to Related Financial Impacts	N/A	3.27.20 – 5.31.20 (Unless Extended)	N/A	Residential Only	N/A	Mountain View Emergency moratorium on all residential evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing within 7 days after rent is due and document inability to pay within 14 days after rent is due. Tenants must also repay unpaid amounts within 120 days of the emergency's expiration, and landlords cannot charge late or collection fees. <i>The city recommends mediation between landlords and tenants through the free and confidential Mountain View Mediation Program</i>	N/A	Landlords may not charge late fees	N/A	Landlords may not charge collection fees.
	N/A	City Manager Temporary Moratorium on Evictions	N/A	3.25.20 – 5.31.20	N/A	Residential Only	N/A	Nevada City Emergency moratorium through 3/31/20 on all residential evictions for tenants who demonstrate COVID-19 related inability to pay rents. No documentation is required, but tenants must notify landlords in writing within 30 days of rent due date of inability to pay . Tenants will have six months to repay back rent. Late fees for rent and utilities will be suspended during that time.	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	3/24/20 RESOLUTION EXERCISING THE COUNTY OF NEVADA'S POLICE POWER TO IMPOSE SUBSTANTIVE LIMITATIONS ON RESIDENTIAL AND COMMERCIAL EVICTIONS AND JUDICIAL FORECLOSURES	N/A	3.24.20 – 5.31.20	N/A	Residential and Commercial	N/A	Nevada County Emergency moratorium on all residential and commercial evictions, including just cause evictions, for tenants who demonstrate COVID-19 related inabilities to pay rent.	N/A	N/A	N/A	N/A
	N/A	EMERGENCY ORDINANCE imposing a moratorium on RESIDENTIAL evictions, RENT INCREASES, AND LATE FEES during the LOCAL EMERGENCY PROCLAIMED IN RESPONSE TO THE NOVEL coronavirus (covid-19) PANDEMIC	N/A	3.27.20 – 5.31.20 (Unless Extended)	N/A	Residential and Commercial	N/A	Oakland Emergency moratorium on residential evictions for any reasons except tenants who pose .."an imminent threat to the health or safety of other occupants" for tenants who demonstrate COVID-19 related inabilities to pay rents that become due during the local state of emergency. Excludes single family home tenants. Emergency moratorium on all commercial evictions for tenants who demonstrate COVID-19 related inabilities to pay rents. Excludes businesses with 100 or more employees. All tenants must repay past due rent; no late fees where inability to pay is due to COVID-19. Landlords are further prohibited from evicting tenants for COVID-19 inability to pay rents AFTER the moratorium is lifted.	N/A	Landlord may not charge late fees	N/A	N/A
	N/A	3/17/20 City of Ojai Director of Emergency Services Executive Order No. 20-01	N/A	Duration of emergency	N/A	Residential Only	N/A	Ojai Emergency moratorium on all no-fault evictions of residential tenants who demonstrate COVID-19 related inabilities to pay rents. Tenants will have up to 6 months post-emergency to repay any back rent.	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	3/19/20 City of Oxnard Director Order No. 20-01	N/A	3.19.20 – 5.31.20 (Unless Extended)	N/A	Residential Only	N/A	Oxnard Emergency moratorium on all residential evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants are not relieved of obligation to repay past-due amounts.	N/A	N/A	N/A	N/A
	N/A	An Urgency Ordinance of the City of Palm Springs, California Enacting a Temporary Moratorium on Evictions Due to Nonpayment of Rent	N/A	3.19.20 – 5.31.20 (Unless Extended)	N/A	Residential Only	N/A	Palm Springs Emergency moratorium on all residential evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing within 90 days after rent is due and document inability to pay. Tenants are not relieved of obligation to repay past-due amounts, but landlords cannot charge late fees or interest.	N/A	Landlords may not charge late fees.	N/A	Landlords may not charge interest.
	N/A	Urgency Ordinance of the Council of the City of Palo Alto Relating to a Temporary Moratorium on Residential Evictions for Nonpayment of Rent During the COVID-19 State of Emergency and Declaring the Ordinance to be an Emergency Measure to Take Effect Immediately Upon Adoption	N/A	3.23.20 – Until 120 days after expiration of emergency	N/A	Residential Only	N/A	Palo Alto Emergency moratorium on all residential evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing within 90 days after rent is due and document inability to pay. Tenants are not relieved of obligation to repay past-due amounts, but landlords cannot charge late fees or interest. Staff was directed to draft an urgency ordinance regarding commercial tenants for the next board meeting.	N/A	Landlords may not charge late fees.	N/A	Landlords may not charge interest.

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	An Uncodified Ordinance of the City Council of The City of Pasadena Enacting a Moratorium on Eviction for Non-payment of Rent by Residential Tenants Impacted by the COVID-19 Pandemic	N/A	For duration of emergency	N/A	Residential and Commercial	N/A	Pasadena Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inabilities to pay rents. Residential no-fault evictions are also banned "unless necessary for the health and safety of the tenants, neighbors or landlord." Both residential and commercial tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection Fees	N/A	Landlords may not charge late fees	N/A	Landlords may not charge collection fees.
	N/A	Urgency Ordinance Regarding Residential Evictions During the COVID-19 Local Emergency (and identical for commercial)	N/A	For duration of emergency	N/A	Residential and Commercial	N/A	Pittsburgh Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inabilities to pay rents. Tenants must notify landlords in writing within 15 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlords may not charge late fees	N/A	Landlords may not charge collection fees.
	N/A	Urgency Ordinance No. O-2020-03, An Urgency Ordinance of the City Council of the City Of Placentia, California relating to a temporary moratorium on evicting tenants.	N/A	Through expiration of statewide emergency	N/A	Residential and Commercial	N/A	Placentia Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inabilities to pay rents. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlords may not charge late fees	N/A	Landlords may not charge collection fees.

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Director of Emergency Services Executive Order enacting a temporary moratorium on foreclosures and evictions due to non-payment of rent by residential and commercial tenants impacted by the Novel Coronavirus (COVID-19)	N/A	3.19.20 – 5.31.20 (Unless Extended)	N/A	Residential and Commercial	N/A	Pomona Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlords may not charge late fees	N/A	Landlords may not charge collection fees.
	N/A	Ordinance No. 967, An Urgency Ordinance of the City Council of the City of Rancho Cucamonga Adopting Emergency Regulations Related to Residential and Commercial Tenant Evictions.	N/A	3.18.20 – 5.31.20 (Residential) 3.18.20 - 4.30.20 (Commercial) Council to review commercial again at its 4.15.20 meeting.	N/A	Residential and Commercial	N/A	Rancho Cucamonga Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords can't charge late or collection fees.	N/A	Landlords may not charge late fees	N/A	Landlords may not charge collection fees.
	N/A	AN UNCODIFIED URGENCY ORDINANCE OF THE CITY OF REDLANDS ENACTING A TEMPORARY MORATORIUM ON RESIDENTIAL AND COMMERCIAL EVICTIONS DUE TO NONPAYMENT OF RENT BY TENANTS WHERE THE FAILURE TO PAY RENT RESULTS FROM INCOME LOSS RESULTING FROM THE NOVEL CORONAVIRUS (COVID19).	N/A		N/A	Residential and Commercial	N/A	Redlands Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts "...after expiration of this ordinance" and landlords cannot charge late or collection fees.	N/A	Landlords may not charge late fees	N/A	Landlords may not charge collection fees.

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	3/17/20 Director of Emergency Services Emergency Order Prohibiting Evictions	N/A	3.17.20 – Duration of emergency	N/A	Residential Only	N/A	Richmond Emergency moratorium on all residential evictions for nonpayment of rent due to the financial impact of COVID-19, and other no-fault evictions (Owner Move-In, Withdrawal from the Rental Market (Ellis Act), Substantial Repairs, Temporary Tenancy) unless necessary for the health and safety of tenants, neighbors, or the landlord. The city has also instituted specific notice and filing procedures for allowable evictions under the moratorium. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within six months of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlords may not charge late fees	N/A	Landlords may not charge collection fees.
	N/A	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, ESTABLISHING A TEMPORARY MORATORIUM ON THE EVICTION FOR NON-PAYMENT OF RENT FOR RESIDENTIAL AND COMMERCIAL TENANTS	N/A	Reviewed 60 days after 3.31.20 Otherwise effective until the local emergency is repealed	N/A	Residential and Commercial	N/A	Riverside Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing before rent is due and document inability to pay. Landlords and tenants "should" agree on a payment plan with a minimum of 4 months after the repeal of the Local Emergency to pay back the rent owed. Landlords cannot charge late or collection fees See copy of resolution here	N/A	Landlords may not charge late fees	N/A	Landlords may not charge collection fees.
	N/A	ORDINANCE NO. 993	N/A	3.24.20 – 5.31.20	N/A	Residential and Commercial	N/A	Rosemead Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months, and landlords cannot charge late or collection fees. See eviction moratorium here.	N/A	Landlords may not charge late fees	N/A	Landlords may not charge collection fees.

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Ordinance No. 2020 -	N/A	3.17.20 – Through end of local emergency	N/A	Residential Only	N/A	<p>Sacramento, City of</p> <p>The City Council approved an eviction moratorium on March 18th due to the impacts of COVID-19. The city also included a temporary waiver of penalties on delinquent utility charges.</p> <p>Definition of COVID-19 Related Financial Impacts: “covered reason for delayed payment” means a tenant’s loss of income due to any of the following:</p> <ul style="list-style-type: none"> ▪ Tenant was sick with COVID-19 or caring for a household or family member who is sick with COVID-19; ▪ Tenant experienced a lay-off, loss of hours, or other income reduction resulting from COVID-19 or the state of emergency; ▪ Tenant’s compliance with a recommendation from a government agency to stay home, self-quarantine, or avoid congregating with others during the state of emergency; and ▪ Tenant’s need to miss work to care for a home-bound school age child. <p>The resident is required to provide written notice before rent is due and provide “verifiable documentation” (left undefined).</p> <p>The resident has 120 days after the local state of emergency ends to repay rent. During that time the resident is protected from eviction without “just cause.”</p> <p>Residents may not be charged late fees on deferred rent.</p>				

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Resolution Board of Supervisors Prohibiting Eviction of residential Tenants	N/A	3.24. -20 -Through remainder of local emergency	N/A	Residential Only	N/A	Sacramento, County of Temporary moratorium on evictions for non-payment of rent. Definition of COVID-19 Related Financial Impacts: Loss of income due to 1) being sick with or caring for a household or family member who has COVID-19, 2) Layoffs, loss of hours, or other income reduction, 3) compliance with government recommendations to stay at home, self-quarantine, or social distance during the state of emergency, 4) a need to miss work to care for a home-bound school-age child Residents must notify their housing provider in writing before the date rent is due outlining a COVID-19 related financial hardship, along with verifiable supportive documentation. Residents will have 120 days after the expiration of the Governor's Executive Order N-28-20, including any extensions, to pay all deferred rent.	N/A	N/A	N/A	N/A
	N/A	Resolution No. 2020-52 of the Mayor and City Council of the City of San Bernardino, California, confirming the City Manager's Executive Orders pursuant to Municipal Code 2.46.090.	N/A	3.18.20 – Through state of emergency	N/A	Residential and Commercial	N/A	San Bernardino, City of Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants have 30 days after date rent is due to notify landlords in writing of inability to pay and will have up to 6 months following termination of the state emergency declaration to repay any back due rent. Landlords are barred from collecting late fees	N/A	Landlords may not charge late fees	N/A	N/A
	N/A	Resolution 2020-019	N/A	3.18.20 – Duration of local emergency	N/A	Residential and Commercial	N/A	San Bernardino, County of Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Residents are still financially responsible for rent.	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Executive Order N-28-20	N/A	3.25.20 – 5.31.20	N/A	Residential and Commercial	N/A	<p>San Diego, City of</p> <p>Order prohibits landlords from evicting a tenant for not paying rent that was due on or after March 12, 2020, if the tenant is not able to pay because of the financial effects of COVID-19.</p> <p>Tenant must notify the landlord in writing that tenant can't pay rent in a timely manner because of COVID-19. (Email and text communication are valid forms of written notice.) SAMPLE LETTER</p> <p>This written notice must be provided to the landlord on or before the date the rent is due.</p> <p>Within one week of providing this notice to the landlord, the tenant must provide the landlord with documents or objectively verifiable information that the tenant is unable to pay rent because of the financial effects of COVID-19. (Examples of documentation: note or letter from employer regarding tenant's loss or substantial reduction in employment; payroll records showing substantial loss of income due to COVID-19; bank statements that illustrate a drop in income; or other documentation that proves that tenant has not been generating the same level of income due to COVID-19. A tenant may also show substantial out-of-pocket medical expenses related to COVID-19.)</p> <p>If a tenant does not provide the required documents/information within one week, a landlord may pursue an enforcement action that is allowed by state or local laws.</p> <p>If a tenant moves during eviction ban, all rent owed is due when the tenant moves out.</p> <p>Residents must repay rent within 6 months after 3.25.20, or the withdrawal of the Governor's March 16th order, whichever comes first.</p>	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Emergency Moratorium	N/A	3.27.20 – 5.31.20	N/A	Residential and Commercial		San Diego, County of Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents	N/A	N/A	N/A	N/A
	N/A	<p>Mayor Breed Executive Order imposing a temporary moratorium on eviction for non-payment of rent by residential tenants directly impacted by the novel coronavirus crisis. Effective during the state of emergency.</p> <p>Mayor Breed Executive Order for Commercial Tenants effective during the state of emergency.</p> <p>Mayor Breed amendment to the temporary moratorium on evictions.</p> <p>See copy of moratorium here</p>	N/A	<p>3.15.20 – Until end of state of emergency</p> <p>3.17.20 – Until end of emergency</p> <p>3.23.20 - Until end of emergency</p>	N/A	Residential and Commercial	N/A	<p>San Francisco (City and County of)</p> <p>Moratorium on evictions for residential tenants for most types of evictions (including Ellis Act, but not evictions related to violence, threats of violence, health or safety issues). Also provides for extensions for non-medical reasons. Tenants have 30 days after date rent is due to notify landlords in writing of inability to pay EACH TIME (e.g., every month), and must document inability to pay within 7 days of providing that notice.</p> <p>Tenant automatically receives an additional 30 days to pay.</p> <p>If tenant then fails to pay, landlord must: (i) inform tenant in writing of the breach and attempt in good faith to develop a payment plan.</p> <p>Ultimately, the tenant will have up to six months following termination of the emergency declaration to repay any back due rent.</p> <p>The process is outlined here.</p> <p>Moratorium on evictions of commercial tenants licensed to operate in San Francisco and with less than \$25 million in annual gross receipts. Tenants have 3 months after the expiration of the Local Emergency to pay back rent.</p> <p>Landlords cannot charge interest or late fees during the Local Emergency Period.</p>	N/A	Landlord may not charge late fee during the Local Emergency Period	N/A	Landlord may not charge interest during the Local Emergency Period

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Urgency Ordinance No. 688. An Urgency Ordinance of the City Council of the City of San Gabriel, California, Enacting a Temporary Moratorium on Evictions.	N/A	3.21.20 – Through end of local emergency	N/A	Residential and Commercial	N/A	San Gabriel Emergency moratorium on evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Just Cause provisions remain in effect. Tenants have 14 days after date rent is due to notify landlords in writing of and document inability to pay and will have up to 180 days to repay any back due rent. Landlords are barred from collecting late fees.	N/A	Landlord may not charge late fee during the Local Emergency Period	N/A	N/A
	N/A	An Ordinance of the City of San Jose Enacting a Temporary Moratorium on Elections Due to the Non Payment of Rent for Residential Tenants Where the Failure to Pay Rent Results from Income Loss Resulting from the Novel Coronavirus (COVID-19)	N/A	3.17.20 – 4.17.20 (Pending Extension)	N/A	Residential Only	N/A	San Jose Moratorium on evictions tenants of "all residential properties" (e.g., tenants with rooms in single-family homes; rent-stabilized and low-income; mobile-homes) who demonstrate an inability to pay due to COVID-19, the related state of emergency, or government-recommended precautions. Renters must document COVID-19 impacts and a substantial loss of income. Tenants must repay any back due rent. Specific forms and required notices are available for landlords and tenants here .	N/A	N/A	N/A	N/A
	N/A	AN URGENCY ORDINANCE of the City of San Leandro under San Leandro Municipal Code § 1-1-345(b) Enacting a Temporary Moratorium on Evictions Due to Nonpayment of Rent for Residential and Commercial Tenants Resulting from COVID-19.	N/A	3.23.20 – 5.31.20 (Or expiration of statewide emergency)	N/A	Residential and Commercial	N/A	San Leandro Emergency moratorium on all no-fault evictions of residential and commercial tenants in SLO County and the cities listed who demonstrate COVID-19 related inability to pay rents. Tenants have 30 days after date rent is due to notify landlords in writing of inability to pay and will have up to 90 days following termination of the state emergency declaration to repay any back due rent. Landlords are barred from collecting late fees.	N/A	Landlord may not charge late fees	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Local Emergency executive order and Regulation No. 3. COVID-19	N/A	3.18.20 -	N/A	Residential and commercial	N/A	<p>San Luis Obispo, County of - in partnership with the Cities of Arroyo Grande, Atascadero, Grover Beach, Morro Bay, El Paso de Robles, Pismo Beach and the City of San Luis Obispo.</p> <p>Emergency moratorium on all no-fault evictions of residential and commercial tenants in SLO County and the cities listed who demonstrate COVID-19 related inability to pay rents.</p> <p>Tenants have 30 days from date rent is due to notify landlords in writing of inability to pay and will have up to six months following termination of the emergency declaration to repay any back due rent.</p> <p>Landlords are barred from collecting late fees.</p>	N/A	Landlord may not collect late fees	N/A	N/A
	N/A	San Mateo County Board of Supervisors Emergency Regulation No. 2020-001. eviction moratorium	N/A	3.24.20 – 5.31.20	N/A	Residential Only	N/A	<p>San Mateo, County of</p> <p>Emergency moratorium on all no-fault evictions of residential tenants who demonstrate COVID-19 related inability to pay rents.</p> <p>Landlords must provide tenants with a county Department of Housing- provided form that states the amount of rent due, and tenant must provide documentation within 14 days of receiving the form that inability to pay is due to COVID-19.</p> <p>Tenants then have up to 180 days after 3/31/20 to repay any back rent due.</p>	N/A	N/A	N/A	N/A
	N/A	Director of Emergency Services Emergency Order Prohibiting Evictions. Effective for the duration of the emergency ratified by city council 3/27/20	N/A	3.+18.20 – Through duration of emergency	N/A	Residential Only	N/A	<p>Santee</p> <p>Emergency moratorium on all residential evictions for tenants who demonstrate COVID-19 related inability to pay rents.</p> <p>Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay.</p> <p>Tenants must also repay unpaid amounts within 6 months, and landlords cannot charge late or collection fees.</p>	N/A	Landlord may not charge late fees	N/A	Landlord may not charge collection fees

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	3/24/20 Executive Order of the Director of Emergency Services for the City of Santa Ana, Enacting and Implementing a Moratorium on Foreclosures and Evictions Due to Non Payment of Rent Impacted by the Novel Coronavirus	N/A	3.24.20 -	N/A	Residential and commercial	N/A	Santa Ana Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants have 30 days from date rent is due to notify landlords of inability to pay and will have up to six months following termination of the emergency declaration to repay any back due rent. Landlords are barred from collecting late fees.	N/A	Landlord may not charge late fees	N/A	N/A
	N/A	Ordinance 5941	N/A	Through 5.31.20 (Unless Extended)	N/A	Residential and Commercial	N/A	Santa Barbara, City of Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants have 20 days from date rent is due to notify landlords of inability to pay. The tenant's notice must describe and document the household financial condition and include the amount of rent that tenant believes they can make on a current monthly basis and the amount tenant wants to defer during the emergency. Leases expiring prior to 5/31/20 are specifically addressed in the order. Rent accrued during this period remains the obligation of the resident. No timeline is detailed by the ordinance.	N/A	N/A	N/A	N/A
	N/A	Eviction Moratorium for nonpayment of rent cases	N/A	3.24.20 – Through end of local or statewide emergency	N/A	Residential and Commercial	N/A	Santa Barbara, County of Emergency moratorium on all no-fault evictions of residential and commercial tenants demonstrating COVID-19 related inability to pay rents. Tenants must notify landlords on or before the date rent is due of inability to pay , must provide documentation within 7 days of so notifying, and have up to 6 months from 3/24/20 or following termination of the statewide emergency declaration to repay any back due rent. Landlords are barred from collecting late fees.	N/A	Landlord may not charge late fees	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Urgency Ordinance of the City of Santa Clara, California, Establishing a Temporary Moratorium on Evictions Due to Non Payment of Rent and No-fault Evictions for Residential Tenants	N/A	3.32.20 – 5.08.20 (Unless Extended)	N/A	Residential and Commercial	N/A	<p>Santa Clara, City of</p> <p>Emergency moratorium on all residential and Commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents.</p> <p>Residential no-fault evictions are also banned unless necessary for the health and safety of the tenants, neighbors or landlord.</p> <p>Tenants must document inability to pay. Tenants must also repay unpaid amounts within 90 days of the emergency's expiration, and landlords cannot charge late or collection fees.</p>	N/A	Landlord may not charge late fees	N/A	Landlord may not charge collection fees
	N/A	Ordinance 100945 Adopting Urgency Ordinance No. NS-9.287 establishing a temporary moratorium on evictions resulting from the Novel Coronavirus (COVID-19) Emergency within Santa Clara County and declaring urgency thereof	N/A	3.32.20 – 5.31.20 (Unless Extended)	N/A	Residential and Commercial	N/A	<p>Santa Clara, County of</p> <p>Emergency moratorium on all residential and Commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents.</p> <p>Residential no-fault evictions are also banned unless necessary for the health and safety of the tenants, neighbors or landlord.</p> <p>Tenants must document inability to pay.</p> <p>Tenants must also repay unpaid amounts within 120 days of the emergency's expiration, and landlords cannot charge late or collection fees.</p>	N/A	Landlord may not charge late fees	N/A	Landlord may not charge collection fees
	N/A	Ordinance No. 2020-07. Emergency Ordinance Preventing Residential or Commercial Evictions for Non-Payment of Rent as a Result of Economic Losses Related to the Coronavirus Pandemic.	N/A	3.24.20 – 5.31.20 (Unless Extended)	N/A	Residential and Commercial	N/A	<p>Santa Cruz, City of</p> <p>Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents.</p> <p>Tenants must provide documentation.</p> <p>Tenants and landlords may negotiate payment plans that identify a set timeline for unpaid rent, extending up to six months.</p> <p>Tenants shall pay all of the portion of the rent that the tenant is able to pay</p>	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	ORDINANCE ADDING CHAPTER 8.48 TO THE SANTA CRUZ COUNTY CODE TO PROHIBIT EVICTIONS ARISING FROM INCOME LOSS OR SUBSTANTIAL MEDICAL EXPENSES RELATED TO COVID-19	N/A	3.24.20 – 5.31.20	N/A	Residential and Commercial	N/A	Santa Cruz, County of Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants must provide documentation	N/A	N/A	N/A	N/A
	N/A	Proclamation of Local Emergency First Supplemental Proclamation to the Executive Order of the Director of Emergency Services Declaring the Existence of a Local Emergency	N/A	3.14.20 – Duration of the emergency 3.14.20 – Duration of the emergency	N/A	Residential Only	N/A	Santa Monica Emergency moratorium on all residential evictions for tenants who demonstrate COVID-19 related inability to pay rents. Residential no-fault evictions are also banned unless necessary for the health and safety of the tenants, neighbors or landlord. Tenants must notify landlords within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within six months of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlord may not charge late fees	N/A	Landlord may not charge collection fees
	N/A	ORDINANCE NO. 194 URGENCY ORDINANCE CITY COUNCIL OF SCOTTS VALLEY TEMPORARY MORATORIUM ON EVICTIONS DUE TO NON-PAYMENT OF RENT FOR RESIDENTIAL AND COMMERCIAL TENANTS DUE TO COVID-19	N/A		N/A	Residential and Commercial	N/A	Scotts Valley Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords of inability to pay prior to date that rent is due , provide documentation and pay a portion due that 'tenant is able to pay'. Tenants will have up to 120 days post-emergency to repay any back rent	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	ORDINANCE NO. SCC 2020-URGENCY ORDINANCE ADDING CHAPTER 8.65 TO SHASTA COUNTY CODE TO PROHIBIT EVICTIONS FROM INCOME LOSS OR MEDICAL EXPENSES RELATED COVID-19	N/A	Through 5.31.20	N/A	Residential and Commercial	N/A	Shasta County Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants must document inability to pay, and must repay any back due rent	N/A	N/A	N/A	N/A
	N/A	Order of the Director of Emergency Services (City Manager) of the City of Simi Valley Staying Evictions.	N/A	3.18.20 –Duration of emergency	N/A	Residential and Commercial	N/A	Simi Valley Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants have 30 days from date rent is due to notify landlords and document inability to pay and must repay any back due rent.	N/A	N/A	N/A	N/A
	N/A	URGENCY ORDINANCE OF BOARD OF SUPERVISORS OF COUNTY OF SONOMA.DEFENSE TO EVICTION FROM INCOME LOSS OR MEDICAL EXPENSES RELATED TO COVID-19	N/A	3.24.20 – For duration of emergency + 60 days	N/A	Residential Only	N/A	Sonoma County Emergency moratorium on all no-fault evictions of residential tenants who demonstrate COVID-19 related inability to pay rents. Tenants must document inability to pay and must repay any back due rent within 60 days of the conclusion of the emergency. Tenants may assert moratorium as an affirmative defense to eviction, and may institute a civil proceeding for injunctive relief, treble money damages (including damages for mental or emotional distress) plus costs and other remedies.	N/A	N/A	N/A	N/A
	N/A	A Resolution of the City Council of the City of South Pasadena, California Proclaiming a Local Emergency Due to the Outbreak of COVID-19	N/A	3.19.20 – Duration of emergency	N/A	Residential and Commercial	N/A	South Pasadena Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants must document inability to pay, and must repay any back due rent within 6 months	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Stockton COVID-19 Eviction Moratorium Ordinance	N/A	3.17.20 – 5.16.20	N/A	Residential Only	N/A	Stockton Emergency moratorium on all no-fault evictions of residential tenants who demonstrate COVID-19 related inability to pay rents. Elderly and disabled tenants receive automatic protections. Other tenants must notify landlords in writing and provide documentation of inability to pay. Tenants must repay any back due rent.	N/A	N/A	N/A	N/A
	N/A	Ordinance No 2-01041U. An Urgency Ordinance of the City of Temple City Temporarily Prohibiting Evictions	N/A	Through 5.31.20	N/A	Residential and Commercial	N/A	Temple City Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords and document inability to pay within 7 days after rent is due . Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlord may not charge late fees	N/A	Landlord may not charge collection fees
	N/A	Resolution of the City Council of Thousand Oaks Ratifying the Proclamation of the Existence of a Local Emergency and Rendering Certain Emergency Orders	N/A	3.17.20 – Through end of local emergency	N/A	Residential Only	N/A	Thousand Oaks Emergency moratorium on all no-fault evictions of residential tenants who demonstrate COVID-19 related inability to pay rents. The City Manager and City Attorney are creating regulations and processes to implement the moratorium.	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Public Order 2020-4 by City Manager Under City of Torrance's Emergency Authority	N/A	3.16.20 – Duration of emergency	N/A	Residential and Commercial	N/A	Torrance Emergency moratorium on all residential (including no-fault) and commercial evictions for tenants who demonstrate COVID-19 related disabilities to pay rents. Tenants must notify landlords within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlord may not charge late fees	N/A	Landlord may not charge collection fees
	N/A	Urgency Ordinance of Union City for Temporary Moratorium on Evictions for Residential and Commercial Tenants COVID-19	N/A	3.24.20 – 5.31.20 (Or expiration of local or statewide emergency Ordinance expires 90 days afterwards	N/A	Residential and Commercial	N/A	Union City Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related disabilities to pay rents. Tenants must notify landlords within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 90 days of the emergency's expiration, and landlords cannot charge late or collection fees	N/A	Landlord may not charge late fees	N/A	Landlord may not charge collection fees
	N/A	Urgency Ordinance of the City Council of Upland Adopting Emergency Regulations Related to Residential Tenant Evictions	N/A	3.31.20 – 5.31.20 or end of local emergency	N/A	Residential Only	N/A	Upland Emergency moratorium on all residential evictions for tenants who demonstrate COVID-19 related disabilities to pay rents. Tenants must notify landlords in writing within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	Landlord may not charge late fees	N/A	Landlord may not charge collection fees

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Order of the Director of Emergency Services (Vallejo City Manager) Staying Evictions	N/A	3.18.20 – Duration of emergency	N/A	Residential and Commercial	N/A	Vallejo Emergency moratorium on all no-fault evictions of residential and commercial tenants who demonstrate COVID-19 related inability to pay rents. Tenants must repay any back due rent.	N/A	N/A	N/A	N/A
	N/A	AN UNCODIFIED URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ENACTING A TEMPORARY MORATORIUM ON EVICTIONS DUE TO NONPAYMENT OF RESIDENTIAL AND COMMERCIAL RENT RESULTING FROM COVID 19	N/A	3.23.20 – termination of local emergency	N/A	Residential and Commercial	N/A	Watsonville Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords before rent is due , document inability to pay, and pay any portion tenant is reasonably able to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration.	N/A	N/A	N/A	N/A
	N/A	AN URGENCY ORDINANCE ... TEMPORARY MORATORIUM ON EVICTIONS DUE TO NONPAYMENT OF RENT FOR RESIDENTIAL TENANTS WHERE THE FAILURE TO PAY RENT RESULTS FROM COVID-19	N/A	3.16.20 – 5.31.20	N/A	Residential and Commercial	N/A	West Hollywood Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inability to pay rents. Tenants must notify landlords within 30 days after rent is due and document-or explain-inability to pay within 90 days. Tenants must also repay unpaid amounts within 12 months of the emergency's expiration, and landlords cannot charge late or collection fees. Added on 3/6/20: Commercial tenants; freeze on rent increases during local emergency (for units subject to existing rent control) and 60 days after; relaxed documentation requirements; protection for unauthorized occupants; expanded repayment period (from 6-12 months); landlord may not recover deferred rent via eviction process.	N/A	Landlord may not charge late fees	N/A	Landlord may not charge collection fees

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	Ordinance Establishing a Temporary Moratorium on Evicting Residential and Commercial Tenants	N/A	3.18.20 – 5.31.20	N/A	Residential and Commercial	N/A	West Sacramento Moratorium on evictions of residential and commercial tenants who demonstrate COVID-19 related inabilities to pay rents. Commercial tenants are additionally protected when they close pursuant to official mandate or related loss of income. All tenants must notify landlords of inability to pay rents prior to due dates , provide documentation and pay a reduced amount based upon the amounts of lost income. Upon expiration of the emergency, tenants must repay any back due rent.	N/A	N/A	N/A	N/A
	N/A	Urgency Ordinance No. 3115 relating to a Temporary Moratorium on Evicting Tenants and Declaring the Ordinance to be an Emergency	N/A	3.24.20 – Duration of State emergency	N/A	Residential and Commercial	N/A	Whittier Emergency moratorium on all residential and commercial evictions for tenants who demonstrate COVID-19 related inabilities to pay rents. Tenants must notify landlords within 30 days after rent is due , document inability to pay, and pay any portion tenant is reasonably able to pay. Tenants must also repay unpaid amounts within 120 days.	N/A	N/A	N/A	N/A
	N/A	Urgency Ordinance No. 1658 An Urgency Ordinance of the City Council of Woodland Enacting a Temporary Moratorium on Eviction	N/A	3.24.20 – Woodland	N/A	Residential Only	N/A	Woodland Emergency moratorium on all residential evictions for tenants who demonstrate COVID-19 related inabilities to pay rents. Tenants must notify landlords within 30 days after rent is due and document inability to pay. Tenants must also repay unpaid amounts within 6 months of the emergency's expiration, and landlords cannot charge late or collection fees.	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CA (Cont.)	N/A	RESOLUTION EXERCISING THE COUNTY'S POLICE POWER TO IMPOSE SUBSTANTIVE LIMITATIONS ON RESIDENTIAL AND COMMERCIAL EVICTIONS	N/A	Through 5.31.20 unless extended	N/A	Residential Only	N/A	Yolo County Emergency moratorium on all residential evictions for tenants who demonstrate COVID-19 related inability to pay rents	N/A	N/A	N/A	N/A
CO	N/A	Governor Jared Polis issued Executive Order D-2020-012 limiting evictions. Colorado Supreme Court order regarding nonessential matters	N/A	3.20.20-4.30.20	N/A	Residential Only	N/A	Governor's Order: <ul style="list-style-type: none"> Directs the Executive Directors of the Department of Local Affairs (DOLA), the Department of Labor and Employment (CDLE), and the Department of Regulatory Agencies (DORA) to work with property owners and landlords to identify any lawful measure to avoid evicting tenants or mobile home owners without cause or resulting from nonpayment of rent Directs the Executive Director of the Department of Public Safety (DPS) to work with all sheriffs and other local leaders to suspend residential eviction activity unless the action is necessary to protect public health and safety Colorado Supreme Court order: <ul style="list-style-type: none"> Provides that any nonessential matters (which includes evictions) are left to each judicial district court to determine how to proceed during the COVID-19 pandemic See the Colorado Judicial Branch for guidance on each judicial district). 	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
CO (Cont.)	N/A	Denver Mayor Michael Hancock announcement	N/A	3.16.20 - indefinite	N/A	Residential and Commercial	N/A	Denver <ul style="list-style-type: none"> Mayor announced temporary suspension of eviction. Directed sheriff's department to assign deputies away from evictions 	N/A	N/A	N/A	N/A
CT		Superior Court Order		3.20.20 – 5.01.20		Residential and Commercial		<p>The order imposes an immediate stay on all issued executions for evictions and ejectments.</p> <p>There is no legislation or governmental order declaring an official eviction moratorium at this time</p>		N/A		N/A
DE	N/A	Sixth Modification of the Declaration of A State of Emergency for the State of Delaware due to a Public Health Threat The Delaware Justice of the Peace Court also issued a standing order postponing most landlord-tenant proceedings and evictions	N/A	03.25.20 – Until emergency is terminated 3.17.20–5.01.20	N/A	Residential Only Residential and Commercial	N/A	Governor's Declaration: <ul style="list-style-type: none"> Prohibits evictions against any residential tenant during the state of emergency, Prohibits late fees or interest to accrue against any past due rents during the state of emergency; and Prohibits writs of possession from being executed for any final judgments issued before the state of emergency. These writs cannot be executed until at least seven days following the termination of the state of emergency. Allows evictions based on claims that the tenant is causing or threatening to cause irreparable harm to person or property Court Order: <ul style="list-style-type: none"> Postpones all in-court landlord-tenant actions and evictions scheduled during the stay period until at least May 1, 2020, Allows exceptions for summons applications involving essential services or harm to persons or property; or Allows exceptions in the court's discretion on a case-by-case basis and with notice to the parties		No late fees may be charged for any past due rents during the state of emergency		No interest may accrue against any past due rents during the state of emergency

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
	Sixth Modification of the Declaration of A State of Emergency for the State of Delaware due to a Public Health Threat	N/A	03.25.20 – Until emergency is terminated	N/A	Residential Only	N/A	No residential foreclosure actions related to owner-occupied one-to-four family dwellings may be commenced until the state of emergency ends and the public health emergency is rescinded. Suspension does not apply to foreclosing parties who hold five or fewer mortgages. All pending residential foreclosure actions are suspended. No sheriff's sale may be held where the court has issued a judgment of foreclosure until 31 days after the end of the state of emergency and rescission of the public health emergency	N/A	No late fee may be charged on for such residential mortgage during the state of emergency	N/A	No excess interest may be charged or accrue on the account for such residential mortgage during the state of emergency	N/A
DC	N/A	DC Superior Court order	N/A	3.24.20 – 5.01.20	N/A	Residential and Commercial	N/A	DC Superior Court Order postpones: <ul style="list-style-type: none"> All tenant evictions scheduled to take place on or before May 1, 2020, and All landlord-tenant hearings There is no legislation or governmental order declaring an official eviction moratorium at this time	N/A	N/A	N/A	N/A
FL	Executive Order No. 20-94.	Executive Order No. 20-94. FL Supreme Court order	4.02.20 – 5.17.2 Unless extended (Gov. Order)	4.02.20 – 5.17.2 Unless extended (Gov. Order) 3.18.20 – 4.17.20 (Court Order)	Residential Only (Gov Order)	Residential Only (Gov. Order) Residential and Commercial (Court Order)	Statewide Governor Ron DeSantis declared all mortgage foreclosure statutes are suspended and tolled for a period of 45 days, ending on May 17, 2020.	Statewide Governor Ron DeSantis Order: <ul style="list-style-type: none"> Suspends residential evictions for nonpayment of rent due to a COVID-19 emergency. Does not relieve tenant's obligation to pay rent owed. Supreme Court of Florida Order suspends the requirement in Florida Rule of Civil Procedure 1.580(a) for court clerks to issue writs of possession	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
	N/A	Administrative Order 2020-23-Temp Broward County Sheriff's Office Announcement	N/A	3.20.20 – until further notice	N/A	Residential and Commercial	N/A	Broward County The Florida 17th Judicial Circuit Court issued an order prohibits the issuance of any writs of possession until normal court operations resume. Under an earlier directive from the chief judge (issued under Administrative Order No. 2019-85-Gen), the sheriff's office has suspended serving eviction notices during the COVID-19 pandemic	N/A	N/A	N/A	N/A
	N/A	Miami Dade Police Department Announcement	N/A	3.12.20 – Until end of emergency period	N/A	Residential and Commercial	N/A	Miami Dade County The Miami-Dade Police Department announced that it is not assisting with any eviction orders during the COVID-19 emergency (declared by Mayor Carlos Giménez on March 12, 2020 and extended on March 18, 2020).	N/A	N/A	N/A	N/A
GA	N/A	Atlanta Mayor Keisha Bottoms Executive Order No. 2020-10	N/A	3.16.20 – 5.15.20	N/A	Residential Only	N/A	Atlanta The Order directs certain governmental agencies (including the Atlanta Housing Authority and the City of Atlanta's Department of Grants and Community Development) to refrain from: <ul style="list-style-type: none"> Residential evictions and filings, Issuing notices of termination or initiating evictions for nonpayment of rent, and Imposing late fees or other charges due to late or unpaid rent 	N/A	Landlord may not charge a late fee due to late or unpaid rent	N/A	Landlord may not impose other charges due to late or unpaid rent

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
HI	N/A	Hawaii Supreme Court order Hawaii Department of Public Safety Sheriff Division Announcement	N/A	3.17.20 – 4.30.20	N/A	Residential and Commercial	N/A	<p>The Hawaii Supreme Court issued an Order that:</p> <ul style="list-style-type: none"> Postpones all in-court landlord-tenant actions to a date after April 30, 2020, and Allows the chief judges of each circuit court to devise their own plans to reduce in-court appearances; and Allows exceptions for proceedings the presiding judge deems urgent. <p>The Hawaii Department of Public Safety, Sheriff's Division:</p> <ul style="list-style-type: none"> Announced it will suspend all eviction activities during the COVID-19 pandemic. <p>Legislation</p> <ul style="list-style-type: none"> There is no legislation or governmental order declaring an official eviction moratorium at this time. 	N/A	N/A	N/A	N/A
ID	N/A	Idaho Supreme Court order	N/A	3.25.20 – Until further order from the court	N/A	Residential and Commercial Residential and Commercial	N/A	<p>The Supreme Court of the State of Idaho issued an order suspending all civil matters (including evictions) with the exception of emergency matters.</p> <p>The order suspends all eviction hearings with the exception of emergency matters until the court issues another order.</p> <p>However, the assigned judge has the discretion to allow a civil matter to continue if the judge finds that the proceeding can be held and adequately recorded through telephonic or video means.</p>	N/A	N/A	N/A	N/A
IL	N/A	COVID-19 Executive Order No. 8	N/A	3.20.20 – Until Gubernatorial Disaster Proclamation expires	N/A	Residential only	N/A	<p>Statewide</p> <p>Governor J.B. Pritzker issued COVID-19 Executive Order No. 8 staying the enforcement of residential eviction orders.</p> <p>The order instructs all law enforcement personnel to refrain from enforcing eviction orders for residential premises for the duration of the gubernatorial disaster proclamation relating to COVID-19.</p> <p>Nothing in the order relieves the tenant's obligation to pay the rent owed</p>	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
	General Administrative Order 2020-01	Cook County Sheriff's Office Announcement	3.13.20 – until court removes order	3.14.20 – 4.13.20	Residential and Commercial	Residential and Commercial	Cook County Enforcement of final foreclosure judgments in Cook County (Chicago) are suspended	Cook County The Cook County Sheriff's Office announced that it is suspending all court-ordered evictions for 30 days.	N/A	N/A	N/A	N/A
	N/A	Illinois 23rd Judicial Circuit Court Announcement	N/A	3.19.20 – 4.17.20	N/A	Residential and Commercial	N/A	DeKalb and Kendall Counties: The Illinois 10th Judicial Circuit Court issued Administrative Order 2020-04 postponing landlord-tenant cases and approving delays in evictions. The order: <ul style="list-style-type: none"> Continues all landlord-tenant cases, matters, and trials except for emergencies (determined in the judge's discretion), and Approves temporary postponements or modifications of evictions by the sheriff's office 				
	N/A	Illinois 10th Judicial Circuit Court issued Administrative Order 2020-04	N/A		N/A		N/A	Marshall, Peoria, Putnam, Tazewell, and Stark Counties The Order: <ul style="list-style-type: none"> Postpones landlord-tenant cases, except for emergencies as determined in judge's discretion, and Approves temporary postponements or modifications of evictions by the sheriff's office 	N/A	N/A	N/A	N/A
IN	Executive Order 20-06	Executive Order 20-06	3.19.20 – Until state of emergency is terminated	3.19.20 – Until state of emergency is terminated	Residential Only	Residential Only	No foreclosures involving residential real estate may be initiated during the current state of emergency. Borrowers must still make mortgage payments and comply with other mortgage obligations. The Indiana Department of Financial Institutions is directed to engage with financial institutions to identify any tools, means or other methods that could be used to afford residents relief from residential foreclosure.	No evictions involving residential real estate may be initiated during the current state of emergency. Borrowers must still make rent payments and comply with other lease obligations	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
IO	Proclamation of Disaster Emergency	Emergency proclamation	3.22.20 – Until state of emergency is terminated	3.19.20 – Until state of emergency is terminated	Residential and Commercial	Residential Only	<p>No foreclosures involving residential, commercial or agricultural real estate may be initiated during the current state of emergency.</p> <p>Borrowers must still make mortgage payments and comply with other mortgage obligations.</p> <p>The Iowa Division of Banking is directed to engage with financial institutions to identify any tools, means or other methods that could be used to relieve Iowans from threat of foreclosure.</p>	<p>No evictions involving certain evictions during the state of emergency.</p> <p>The moratorium on evictions does not apply (a) where the tenant has entered the rental property through intimidation, fraud or stealth, or (b) in other emergency circumstances where allowed by law.</p>	N/A	N/A	N/A	N/A
KS	Executive Order No. 20-10	Executive Order No. 20-10	3.23.20 – Earlier of 5.01.20 or the end of the state of emergency	3.23.20 – Earlier of 5.01.20 or the end of the state of emergency	Residential Only	Residential Only	<p>A financial lending entity may not foreclose on a rental property where the defaults under the mortgage are substantially caused by “financial hardship resulting from COVID-19,” including:</p> <ul style="list-style-type: none"> ▪ Significant loss of income, ▪ Significant increase in expenses ▪ Inability to work ▪ Unable to pay mortgage, ▪ Unable to pay rent, ▪ Unable to purchase food, medicine or other necessary goods 	<p>Governor Laura Kelly issued Executive Order No. 20-10 directing that no new residential evictions may take place when the default is caused by a financial hardship resulting from the COVID-19 pandemic</p> <p>Does not prohibit continuing judicial evictions filed before March 23, 2020.</p> <p>Prohibits landlords from evicting residential tenants when the default or violation is caused by a financial hardship (defined in the order) resulting from the COVID-19 pandemic.</p> <p>Requires a financial institution or landlord filing a judicial eviction after March 23, 2020 to prove that the eviction is not based on a default or violation caused by a financial hardship resulting from the COVID-19 pandemic.</p>	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
KY	N/A	Supreme Court Order 2020-08 and Order 2020-16	N/A	3.16.20 – 5.01.20 (Court Order)	N/A	Residential and Commercial (Court Order)	N/A	The Kentucky Supreme Court issued Order 2020-08 postponing most eviction matters, which Order was extended by Order 2020-16. The Order postpones all evictions except for: <ul style="list-style-type: none"> Emergency matters, and Hearing required by law. 	N/A	N/A	N/A	N/A
		Governor Andy Beshear Executive Order 2020-257		3.25.20 – Until emergency ends		Residential Only (Governor Order)		The Governor's Order suspends residential evictions and the enforcement of any ongoing eviction orders. <p>Individuals are not relieved of :</p> <ul style="list-style-type: none"> Paying rent or complying with tenancy obligations, or Paying mortgage payments or complying with mortgage obligations. 				
LA	N/A	Governor John Bel Edwards Proclamation No. JBE 2020-30 , Proclamation No. JBE 2020-41 , and Proclamation No. JBE 2020-43	N/A	3.17.20 – 4.30.20	N/A	Residential and Commercial	N/A	Statewide The proclamation suspends statutory and other deadlines in most court and administrative matters. The governor announced a statewide suspension of evictions on March 18, 2020.	N/A	N/A	N/A	N/A
		The Orleans Parish Civil District Court and First and Second City Courts Third Amended Order		3.17.20 – 4.13.20		Residential and Commercial		Orleans Parish (including New Orleans): The Orleans Parish Civil District Court and First and Second City Courts issued a Third Amended Order suspending all eviction hearings. In addition to suspending eviction hearings, the order: <ul style="list-style-type: none"> Postpones most civil trials, hearings, status conferences, and other appearances. Establishes a duty judge to hear emergency matters in the district court. 				

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
ME	N/A	Maine Supreme Judicial Court emergency order	N/A	3.18.20 – 5.1.20	N/A	Residential and Commercial	N/A	The court order postpones all evictions and landlord-tenant matters except courts may schedule hearings granted on a motion. If a party or the party's attorney contends in the motion that the matter is urgent and provides compelling reasons, the court may grant the motion to hear the case before May 1, 2020	N/A	N/A	N/A	N/A
MD	Governor Larry Hogan Executive Order No. 20-04-03-01	Governor Larry Hogan Executive Order No. 20-04-03-01	3.16.20 – Until the state of emergency ends and emergency is rescinded (Renewed on 4.3.2020)	3.16.20 – Until the state of emergency ends and emergency is rescinded (Renewed on 4.3.2020)	Residential Only	Residential, Commercial and Industrial	No residential foreclosures may be commenced until the state of emergency terminates and the state rescinds the catastrophic health emergency. The Commissioner of Financial Regulation must: <ul style="list-style-type: none"> Suspend the operation of the Commissioner's Notice of Intent to Foreclose Electronic System, and Discontinue acceptance of Notices of Intent to Foreclose. 	Prevents courts from issuing a judgment (or warrant of restitution) for possession or repossession of residential, commercial, or industrial property based on nonpayment of rent or breaching lease terms (Md. Code Ann., Real Prop. §§ 8-401 and 8-402.1). Requires tenants seeking relief to provide documents (or other objectively verifiable means) demonstrating a substantial loss of income resulting from COVID-19 or the related state of emergency. Specific reasons may include: <ul style="list-style-type: none"> job loss; reduced work hours; the place of employment has closed; or missing work to care for a school-aged child. Prohibits landlords from citing a COVID-19 diagnosis as a clear and imminent danger to support an eviction for breach of the lease. Nothing in the orders relieves a tenant from the obligation to pay the rent owed	N/A	N/A	N/A	N/A
	N/A	Mayor Jack Young Request	N/A	3.13.20 – Until end of local emergency period	N/A	Residential and Commercial	N/A	Baltimore City Mayor Jack Young requested that the Baltimore City Sheriff's Office cease all evictions during the COVID-19 public school closure period.	N/A	N/A	N/A	N/A
	N/A	County Executive request	N/A	3.16.20 – Until end of local emergency period	N/A	Residential and Commercial	N/A	Baltimore County The Baltimore County Sheriff's Office agreed to suspend all evictions during the local emergency period at the county executive's request.	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
MA	Land Court Standing Order 3-20: Supplement to Emergency Measures in Response to Coronavirus Outbreak	The Massachusetts Housing Court issued Standing Order 2-20 supplemented by Standing Order 3-20	3.26.20 – Until further notice	3.13.20 – 4.21.20	Residential and Commercial	Residential and Commercial	<p>All Servicemember filings in the Massachusetts Land Court are suspended until further notice.</p> <p>This effectively suspends all foreclosures in the Massachusetts Land Court for properties owned by individuals or where title is held by a nominee trust because failing to comply with the federal Servicemembers Civil Relief Act creates a cloud on the title.</p>	<p>The Massachusetts Housing Court suspended eviction proceedings (summary process actions) due to the COVID-19 pandemic.</p> <p>The orders:</p> <ul style="list-style-type: none"> Suspend all non-emergency court events, including summary process cases. Extend the deadline for executing possession and money judgments. <p>The state legislature is considering HD.4935 requiring the suspension of all evictions until the statewide COVID-19 emergency declaration is rescinded</p>	N/A	N/A	N/A	N/A
MI	N/A	Governor Gretchen Whitmer issued Executive Order 2020-19 (COVID-19)	N/A	3.20.20 – 4.17.20	N/A	Residential Only	N/A	<p>The Order prevents residential tenant evictions unless there is a risk to people or property.</p> <p>The order prohibits:</p> <ul style="list-style-type: none"> Removing tenants (and persons holding under them) from residential property even when authorized by a writ of possession. Serving process related to the forfeiture of leased residential property. Denying an owner access to their mobile home. <p>These restrictions do not apply if the tenant, person claiming under the tenant, or mobile home owner presents both:</p> <ul style="list-style-type: none"> A substantial risk to another person. An imminent and severe risk to property. <p>The order also tolls all eviction deadlines until 30 days after the restrictions expire</p>	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
MN	Governor Tim Walz issued Emergency Executive Order 20-14	Governor Tim Walz issued Emergency Executive Order 20-14	3.24.20 – Until Executive Order is terminated	3.24.20 – Until Executive Order is terminated	Residential Only	Residential Only	Financial institutions holding home mortgages are requested to implement an immediate moratorium on all pending and future foreclosures and related evictions when the foreclosure or foreclosure-related eviction arises out of a substantial decrease in income or substantial out of pocket medical expenses caused by the COVID-19 pandemic, or any local, state or federal governmental response to COVID-19.	<p>Order suspends evictions and writs of recovery during the COVID-19 emergency.</p> <p>The order:</p> <ul style="list-style-type: none"> Suspends the ability to file a residential eviction action under Minn. Stat. Ann. §§ 504B.285 or 504B.291. Does not relieve the tenant's obligation to pay rent. Requires all residential landlords to cease terminating residential leases, except where the termination is due to: <ul style="list-style-type: none"> the tenant seriously endangering the safety of other residents; or violations of Minn. Stat. Ann. § 504B.171, Subd. 1. Requires all officers to cease executing writs of recovery of residential premises except in priority situations, such as when a tenant seriously endangered the safety of other residents. <p>The order also states that any person that willfully violates the order is guilty of a misdemeanor.</p>	Financial institutions are strongly urged not to impose late fees for late mortgage payments related to the COVID-19 pandemic	N/A	N/A	Financial institutions are strongly urged not to impose penalties for late mortgage payments related to the COVID-19 pandemic
MS	N/A	Governor Tate Reeves issued Executive Order No. 1466	N/A	4.01.20 – Until shelter in place order expires	N/A	Residential Only	N/A	<p>Order suspends the enforcement of residential eviction orders.</p> <p>The order:</p> <ul style="list-style-type: none"> Suspends all residential evictions. Directs all law enforcement personnel to refrain from enforcing eviction orders for residential premises during the shelter in place order. <p>Nothing in the order relieves the tenant's obligation to pay the rent owed</p>	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
MT	N/A	Governor Steve Bullock executive order Order extended through additional executive order	N/A	3.30.2 – 4.24.20	N/A	Residential Only	N/A	<p>The order:</p> <ul style="list-style-type: none"> Suspends all actions for termination of a tenancy, possession, unlawful holdover, or rent involving a residential tenancy. Prohibits the enforcement of any writ, judgment, or order requiring a residential tenant or authorized guest to surrender or vacate residential premises. Requests all state courts to stay currently pending residential evictions. Prohibits residential landlords from: <ul style="list-style-type: none"> terminating a tenancy or refusing to renew or extend the terms of a residential dwelling tenancy on at least a month-to-month basis; charging or accruing late fees, interest, or other charges, penalties, or amounts due because of nonpayment of rent; increasing the amount of rent due under a lease unless previously agreed to; requesting the suspension or termination of any utilities provided to the tenant based on nonpayment of utilities, rents, or other amounts due under the lease; or reporting a residential tenant to a credit bureau for nonpayment of any payment obligation. Requires all officers to cease executing writs of recovery of residential premises except in priority situations, such as when a tenant seriously endangered the safety of other residents. Requests that financial institutions holding home mortgages implement an immediate moratorium on foreclosures and related evictions when the foreclosure is due to loss of income resulting from the COVID-19 pandemic. Excepts eviction actions: <ul style="list-style-type: none"> that are based on grounds other than nonpayment of rent; and against commercial tenants. 	N/A	Landlord may not charge or accrue late fees because of nonpayment of rent.	N/A	Landlord may not charge or accrue interest or other charges, penalties, or amounts due because of nonpayment of rent.

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
NE	N/A	Governor Pete Ricketts Executive Order No. 20-07	N/A	3.25.20 -5.21.20	N/A	Residential Only	N/A	<p>The order:</p> <ul style="list-style-type: none"> Prohibits residential landlords from proceeding to trial under state law (Neb. Rev. State. §§ 76-1431(2) or 76-14, 101(2)) to terminate a lease and evict a tenant for nonpayment of rent if the tenant proves (with documentary evidence): <ul style="list-style-type: none"> a. a substantial loss of income resulting from COVID-19; or b. that it missed work to care for a relative or a child due to the closure of a childcare facility or school related to COVID-19. Does not: <ul style="list-style-type: none"> a. prevent residential evictions due to criminal conduct, vandalism, or material noncompliance with terms of lease; and b. eliminate the tenant's duty to pay the rent infringe landlord's right to make alternative payment arrangements with the tenant. 	N/A	N/A	N/A	N/A
NV	Governor Steve Sisolak Declaration of Emergency Directive 008	Governor Steve Sisolak Declaration of Emergency Directive 008	3.29.20 – Until emergency is terminated	3.29.20 – Until emergency is terminated	Residential and Commercial	Residential and Commercial	<p>No foreclosure actions may be commenced until the state of emergency declared on March 12, 2020 ends.</p> <p>Lender may not charge any late fees or penalties for nonpayment during the state of emergency. Borrowers are not relieved of the duty to pay.</p> <p>Foreclosure actions currently pending before the courts are stayed until the end of the end of the state of emergency. Foreclosure actions commenced before the state of emergency may continue after the stay ends.</p> <p>Lenders are encouraged to negotiate payment plans or other agreements with borrowers within 30 days after the end of the state of emergency to cure defaults or missed payments due to financial hardship related to the COVID-19 pandemic</p>	<p>The emergency directive:</p> <ul style="list-style-type: none"> Prohibits all eviction actions (including any lockouts and notices to pay or quit) from proceeding that are based on a tenant's nonpayment of rent under a residential or commercial lease. Does not: <ul style="list-style-type: none"> a. prohibit evicting a tenant that seriously endangers the public or other residents, engages in criminal activity, or causes significant damage to the property; b. relieve the tenant from its obligation to pay the rent owed or comply with other lease obligations; and c. prohibit the continuation of an eviction action that predates March 12, 2020. <p>The emergency directive also encourages all landlords to negotiate payment plans within 30 days after the moratorium expires to allow the tenant to cure any missed payments resulting from a financial hardship due to COVID-19</p>	Lenders are prohibited from charging any late fees for any nonpayment under the terms of a mortgage that occurs between 3.29.2020 and the expiration the Declaration of Emergency	Landlords are prohibited from charging any late fees for any nonpayment under the terms of a lease or rental agreement that occurs between 3.29.2020 and the expiration the Declaration of Emergency	Lenders are prohibited from charging any for any nonpayment under the terms of a mortgage that occurs between 3.29.2020 and the expiration the Declaration of Emergency	Landlords are prohibited from charging any penalties for any nonpayment under the terms of a lease or rental agreement that occurs between 3.29.2020 and the expiration the Declaration of Emergency

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
NH	Governor Christopher T. Sununu Emergency Order No. 4 Pursuant to Executive Order 2020-04	Governor Christopher T. Sununu Emergency Order No. 4 Pursuant to Executive Order 2020-04	3.17.20 – Until emergency is terminated	3.17.20 – Until emergency is terminated	Residential and Commercial	Residential and Commercial	All foreclosures suspended until the state of emergency ends. There is no payment relief under the Order. Borrowers must still make mortgage payments	<p>The order:</p> <ul style="list-style-type: none"> Prohibits an owner of nonresidential or residential property from initiating an eviction proceeding under state law (N.H. Rev. Stat. § 540). Prohibits an eviction order from being issued or enforced. Does not relieve a tenant from the obligation to pay the rent owed. <p>The order also makes it a prohibited act under state law for a residential landlord to violate the order (N.H. Rev. Stat. §§ 540-A:1 and 540-A:3).</p>	N/A	N/A	N/A	N/A
NJ	Executive Order No. 106	The state enacted A3859 (P.L. 2020, c. 1) authorizing the governor to prohibit residential evictions during an emergency. Governor Phil Murphy issued Executive Order No. 106 implementing the legislation.	3.19.20 – Until the later of 5.09.20 or 2 months after the end of the emergency period	3.19.20 – Until the later of 5.09.20 or 2 months after the end of the emergency period	Residential Only	Residential Only	Enforcement of foreclosure orders is suspended, except in the interest of justice, for a period not to exceed two months after the end of state of emergency	<p>The executive order:</p> <ul style="list-style-type: none"> Stays the enforcement of all judgments for possession, warrants of removal, and writs of possession (unless the court determines otherwise). Prohibits the removal of a person from a residential property using eviction proceedings (unless the court determines otherwise). Does not affect any schedule of rent that is due. Permits landlords to begin or continue eviction proceedings. Defines residential property as any property rented or owned for residential purposes, including any: <ul style="list-style-type: none"> a. house; b. building; c. mobile home or land in a mobile d. home park; or d. tenement leased for residential purposes. Excludes from residential property any: <ul style="list-style-type: none"> a. hotel or motel; b. other guest house rented to a c. transient guest or seasonal tenant; or c. residential health care facility. 	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
NM	N/A	New Mexico Supreme Court order State of New Mexico additional information to tenant's regarding the moratorium	N/A	3.24.20 – Until court withdraws orders	N/A	Residential Only	N/A	The order stays the execution of writs of restitution issued on or after March 24, 2020 for nonpayment of rent in a residential eviction proceeding. If a landlord files for a writ of execution (an eviction) on or after March 24, 2020 for nonpayment of rent, the tenant must participate in a hearing set by the judge. The judge must stay the eviction proceeding if the judge is satisfied that the tenant can prove a current inability to pay the monthly rent set out in the lease.	N/A	N/A	N/A	N/A
NY	Executive Order No. 202.9 and 3 NYCRR § 119.3	Chief Administrative Judge memorandum Governor Andrew Cuomo Executive Order No. 202.8	3.07.20 – 4.20.20	Indefinite (Memorandum) 3.20.20.-6.18.20 (Executive Order)	Residential Only	Residential and Commercial	New York regulated institutions are required to: <ul style="list-style-type: none">make applications for forbearance of any payment due on a residential mortgage of a property located in NY widely available to any individual who resides in NY and who demonstrates financial hardship as a result of the COVID-19 pandemic; andgrant such forbearance for a period of 90 days to any such individual. Relief does not apply to federally backed mortgage loans (for example, FHA, VA, Fannie Mae, and Freddie Mac). For the duration of the emergency period, NY regulated banking organizations must eliminate the following fees for any individual who can demonstrate financial hardship from COVID-19: <ul style="list-style-type: none">Fees charged for the use of ATMs that are owned or operated by the regulated banking organization;Overdraft fees; andCredit card late payment fees	The memorandum suspends all eviction proceedings and pending orders until further notice, including the execution of eviction warrants. However, Administrative Order No. 78-2020 clarifies that certain essential applications (such as those involving serious housing code violations, landlord lockouts, and repair orders) may proceed. The Governor's Executive Order suspended the enforcement of any evictions for 90 days. The Executive Order prohibits the enforcement of any residential or commercial eviction throughout the state during the covered period	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
NC	Supreme Court Memo March 15, 2020	Governor Roy Cooper Executive Order No. 124 Chief Justice of North Carolina Supreme Court March 13, 2020 order and March 19, 2020 order	3.16.20 -4.15.20	3.31.20 -4.17.20	Residential and Commercial	Residential and Commercial	All pending foreclosure hearings are suspended	<p>The Governor's order clarifies the court orders by stating that:</p> <ul style="list-style-type: none"> No new eviction proceeding may be brought until the court's order expires. No new rental bonds may be due until the court's order expires. Court clerk's should delay issuing writs of possession until at least April 17, 2020. Sherriff offices should delay executing any writs of possession that were previously issued. Property owners are encouraged to work with tenants to implement payment plans and avoid evictions. 	N/A	N/A	N/A	N/A
ND	N/A	New Dakota Supreme Court order	N/A	3.2.20 – Until further notice from court	N/A	Residential Only	N/A	<p>The order suspends all residential eviction proceedings under state law until further order by the court.</p> <p>However, a trial court may proceed with a residential eviction action if there is a showing of good cause</p>	N/A	N/A	N/A	N/A
OH	N/A	Governor Mike DeWine Executive Order 2020-08D The Supreme Court of Ohio guidance	N/A	4.01.20 – 6.30.20 (Governor Order) 3.30.20 (Court Guidance)	N/A	Residential and Commercial	N/A	<p>The governor's order applies only to commercial landlords and requests that they:</p> <ul style="list-style-type: none"> Suspend rent payments for small business commercial tenants for at least 90 days. Provide a moratorium of evictions of small business commercial tenants for at least 90 days. <p>The order does not:</p> <ul style="list-style-type: none"> Eliminate the commercial tenant's obligation to pay the rent owed Restrict the landlord from recovering the rent at a future date <p>The court's order provides guidance to all local courts throughout the state to temporarily continue all:</p> <ul style="list-style-type: none"> Eviction filings. Pending eviction proceedings. Scheduled move-outs 	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
OH (Cont.)	N/A	Cuyahoga County In accordance with the Supreme Court's guidance, all local courts in Cuyahoga County have imposed a moratorium on evictions. However, each court's order is specific. A complete list of municipal courts in Cuyahoga County can be found here .	N/A	Cleveland Heights Municipal Court): 3.30.20 – Until further notice Cleveland Housing Court): 3.180 - 4.17.20 East Cleveland Municipal Court 3.24.20 – 4.28.20	N/A	Residential and Commercial	N/A	Cuyahoga County The State of Ohio has left it up to local courts to decide how to proceed with eviction cases. For example, municipal courts in the City of Cleveland have issued the following moratoriums: <ul style="list-style-type: none"> ▪ The Cleveland Heights Municipal Court issued a general order suspending all eviction trials, status hearings, and bailiff moveouts. However, a party may request an oral or remote hearing that sets out reasons for the request. ▪ The Cleveland Municipal Court, Housing Division issued an administrative order suspending all nonemergency civil proceedings, including evictions. ▪ The East Cleveland Municipal Court issued Administrative Order No. 032420 declaring that: <ol style="list-style-type: none"> a. no new eviction hearings may be heard from March 25, 2020 to April 28, 2020; and b. move-outs are suspended until after April 21, 2020 	N/A	N/A	N/A	N/A
OK	Oklahoma City Foreclosure Sales Notification	The Supreme Court of Oklahoma Second Emergency Joint Order (which modified the First Emergency Order).	3.16.20 – 4.30.20	3.16.20 – 5.15.20	Residential and Commercial	Residential and Commercial	Oklahoma City The sheriff of Oklahoma County (Oklahoma City) suspended all foreclosure sales	The order: <ul style="list-style-type: none"> ▪ Requires all district courts to cancel jury trials. Civil jury trials are continued to the next available jury dockets. ▪ Suspends all deadlines and procedures in civil cases (including eviction matters) subject only to constitutional limits. ▪ Extends the statute of limitations. Closes all county courthouses to the public except for emergencies permitted by local order	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
OR	N/A	Governor Kate Brown Executive Order No. 20-11 (residential eviction moratorium for 90 days) and order No. 20-13 (amending prior order, prohibiting nonresidential evictions in addition to residential)	N/A	4.1.20 – 6.30.20	N/A	Residential and Commercial	N/A	<p>Statewide</p> <p>The order:</p> <ul style="list-style-type: none"> Prohibits law enforcement officers from acting on a notice, order, or writ of termination of tenancy or any judicial action: <ul style="list-style-type: none"> arising under the forcible entry and detainer statutes (Or. Rev. Stat. §§ 105.105 to 105.168); and relating to residential and nonresidential evictions based on nonpayment. Defines nonpayment to include: <ul style="list-style-type: none"> failure to pay late fees or utility or service charges; and terminations of week-to-week or month-to-month tenancies without cause. Makes violations punishable as a Class C misdemeanor. Does not prevent residential or nonresidential eviction actions for any other cause. <p>The second order only applies to nonresidential tenants if the tenant provides to the landlord, within 30 calendar days of the rent being due, documents proving that the nonpayment of rent is due to the COVID-19 pandemic.</p>	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
OR (Cont.)		<p>County Commissioners The Chair of the Board of County Commissioners issued an addendum to an executive rule imposing a temporary moratorium on residential evictions based on nonpayment of rent due to wage loss resulting from COVID-19. The board adopted Ordinance No. 1282 ratifying the executive rule and addendum.</p> <p>Portland City Council The Portland City Council passed Ordinance No. 189890 acknowledging that the county ordinance supersedes the city's existing eviction moratorium.</p> <p>Multnomah County Circuit Court The Multnomah County Circuit Court announced that all landlord-tenant hearings and trials are rescheduled until after April 30, 2020.</p>	N/A	<p>County Rule Addendum 3.17.20 – End of emergency</p> <p>County Ordinance 3.19.20 – End of emergency</p> <p>Court Announcement 3.23.20 – 4.30.20</p>	N/A	<p>Residential Only (County Rule Addendum and Ordinance)</p> <p>Residential and Commercial (Court Announcement)</p>	N/A	<p>Multnomah County (including Portland): The county ordinance prohibits a landlord from evicting an affected tenant from a dwelling unit based on the nonpayment of rent, fees, utilities, or service charges.</p> <p>An affected tenant is any tenant (or family member of a tenant) that suffers a substantial loss in income resulting from the COVID-19 pandemic due to:</p> <ul style="list-style-type: none"> Job loss. Reduction in work hours. Business closure. Missing work to care for: <ul style="list-style-type: none"> a minor child because of a school or day care closure; or the tenant's or a family member's illness. Other similar causes. <p>To obtain relief, the affected tenant must properly assert an affirmative defense by both:</p> <ul style="list-style-type: none"> Notifying the landlord on or before the payment deadline that the tenant is unable to pay due to a substantial loss of income resulting from the COVID-19 pandemic. Providing written documents (or other objectively verifiable information) demonstrating the loss of income. A letter from an employer, school, or doctor creates a rebuttable presumption that the affected tenant meets the documentation requirement. <p>The ordinance also:</p> <ul style="list-style-type: none"> Provides affected tenants up to six months after the expiration of the moratorium to pay all back rent, fees, and charges. Prohibits landlords from assessing late fees on any delayed payments 	N/A	No late fee may be charged or collected for rent that is delayed for COVID-19 reasons	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
PA	N/A	Pennsylvania Supreme Court order Supreme Court supplemental order .	N/A	3.18.20 – Later of 4.30.20 and end of emergency (Initial Order) 4.1.20 - Later of 4.30.20 and end of emergency (Supplemental Order)	N/A	Residential and Commercial	N/A	The order: <ul style="list-style-type: none"> Closes the magisterial district courts and the Philadelphia Municipal Court (the primary landlord-tenant courts) to non-essential functions. Prohibits a judicial officer, official, or employee from carrying out a residential eviction based on nonpayment of rent, loans, or property taxes. Stays the execution of orders of possession until April 30, 2020. Does not prevent applying by mail for orders of possession on existing judgments. 	N/A	N/A	N/A	N/A
RI	N/A	Governor Gina M. Announcement Supreme Court of Rhode Island Executive Order No. 2020-04 (suspending all non-essential matters)	N/A	3.17.20 – 4.17.20	N/A	Residential and Commercial	N/A	The Governor's announcement clarifies the court's order that state courts will not process any non-essential matters (including any residential or commercial evictions) until at least April 17, 2020. Rhode Island Housing provides further information to tenant's regarding this moratorium.	N/A	N/A	N/A	N/A
SC	N/A	Supreme Court of South Carolina Order 2020-03-18-01	N/A	3.18.20 – 5.01.20	N/A	Residential and Commercial	N/A	The order: <ul style="list-style-type: none"> Requires all evictions that are currently ordered and scheduled statewide to be rescheduled until at least May 1, 2020. Prohibits courts from accepting applications for ejectment, scheduling hearings, issuing writs or warrants of ejectment, or proceeding in any other manner regarding evictions until directed by later order by the Chief Justice. The order does allow case-by-case exceptions for evictions involving matters that implicate essential services or harm to person or property	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
TN	N/A	Supreme Court of Tennessee Order No. ADM2020-00428	N/A	3.25.20 – 4.30.10	N/A	Residential Only	N/A	The order prohibits judges, court clerks, or any other court official from taking any action to enforce an eviction, ejectment, or other displacement of a tenant from their residence based on failure to pay rent during this emergency. Nothing in the order relieves a tenant's obligation to pay the rent owed	N/A	N/A	N/A	N/A
TX	Dallas County Bexar County (San Antonio) Travis County Hidalgo County El Paso County	Texas Supreme Court fourth emergency order (Misc. Docket No. 20-9045)	N/A	3.19.20 – 4.19.20	Residential Only	Residential Only	<p>No Statewide Relief</p> <p>Residential foreclosures are suspended through at least April 2020 in several counties, including:</p> <ul style="list-style-type: none"> ▪ Dallas County; ▪ Bexar County (San Antonio); ▪ Travis County; ▪ Hidalgo County; and ▪ El Paso County 	<p>The order:</p> <ul style="list-style-type: none"> ▪ Applies to any residential eviction action to recover possession under the forcible entry and detainer statutes (Tex. Prop. Code Ann. §§ 24.001 to 24.011). ▪ Prohibits all trials, hearings, or other proceedings and tolls all deadlines (including those governing writs of possession) until after April 19, 2020. ▪ Permits the issuance of writs of possession but stays both the posting of written warnings and executions on any writs until after April 26, 2020. ▪ Allows new eviction filings but suspends the time period for issuing and serving citations until after April 19, 2020. <p>However, the order excepts residential evictions in which all the following apply:</p> <ul style="list-style-type: none"> ▪ The plaintiff files a sworn complaint for forcible detainer for threat to person or for cause. ▪ The court determines that the sworn facts and grounds for eviction show that the actions of the tenant (or the tenant's household members or guests) present an immediate threat of: <ul style="list-style-type: none"> a. physical harm to the plaintiff (or its employees) or other tenants; or b. criminal activity. ▪ The court signs an order stating how the case is to proceed. 	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
UT	N/A	Governor Gary R. Herbert Executive Order No. 2020-13	N/A	4.2.20 – 5.15.20	N/A	Residential Only	N/A	<p>The order suspends the enforcement of evictions for a residential tenant who:</p> <ul style="list-style-type: none"> Fails to pay rent due to a loss of income or job loss resulting from COVID-19. Was current on rent payments as of March 31, 2020. <p>The order does not:</p> <ul style="list-style-type: none"> Suspend evictions relating to commercial tenants. Prohibit evictions for any reason other than nonpayment of rent due to COVID-19. Create, require, or imply rent forgiveness. Relieve a tenant's obligation to pay the rent owed. 	N/A	N/A	N/A	N/A
VT	N/A	Supreme Court of Vermont order	N/A	3.17.20 – 4.15.20	N/A	Residential and Commercial	N/A	<p>The order imposes an immediate postponement of all superior court proceedings. However, emergency landlord-tenant hearings are permitted at the discretion of the judge.</p> <p>There is no legislation or governmental order declaring an official eviction moratorium at this time.</p>	N/A	N/A	N/A	N/A
VA	N/A	<p>Chief Justice of Virginia Supreme Court order</p> <p>Supreme Court entered another order extended the expiration date of the previous order for 21 additional days.</p> <p>Governor Ralph S. Northam executive order Number Fifty-Five -2020 (strategies to avoid evictions)</p>	N/A	3.16.20 – 4.26.20	N/A	Residential and Commercial	N/A	<p>The order continues all civil cases in the circuit and district courts except for emergency matters. For example, all writs of eviction are suspending during the order.</p> <p>There is no legislation or governmental order declaring an official eviction moratorium at this time</p>	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
WA	N/A	Governor Jay Inslee Proclamation 20-19	N/A	3.18.20 – 4.17.20	N/A	Residential Only	N/A	<p>Statewide</p> <p>The proclamation prohibits residential landlords from:</p> <ul style="list-style-type: none"> Serving an unlawful detainer (eviction) notice based on nonpayment of rent. Issuing a 20-day notice of unlawful detainer to a month-to-month tenant without an affidavit attesting that it is necessary for the health and safety of the tenant or others. Beginning an action for a writ of restitution related to a dwelling unit based on nonpayment of rent. <p>The proclamation also:</p> <ul style="list-style-type: none"> Prevents local law enforcement officials from serving or acting on any residential eviction orders arising only from nonpayment of rent (but allows them to carry out any orders issued for other reasons, such as waste, nuisance, or crime on the premises). Subjects violators to criminal liability (for a gross misdemeanor). 	N/A	N/A	N/A	N/A
	N/A	Seattle City Council Resolution 31938 (modifying and extending Mayor Jenny Durkan's March 14, 2020 emergency order instituting a residential eviction moratorium)	N/A	3.16.20 – The earlier of 5.15.20 and expiration of local emergency	N/A	Residential Only	N/A	<p>Seattle</p> <p>The resolution:</p> <ul style="list-style-type: none"> Prohibits a residential landlord from beginning an unlawful detainer action, issuing a notice of termination, or otherwise acting on any termination notice (even if the rental agreement expires) unless the tenant's actions are an imminent threat to the health or safety of neighbors, the landlord, or the landlord's or tenant's household. Permits a tenant to raise the moratorium as a defense to an eviction action. Requests the sheriff to stop executing all eviction orders. 	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
WV	N/A	Supreme Court of Appeals of West Virginia order and amended order	N/A	3.21.20 – 5.01.20	N/A	Residential and Commercial	N/A	<p>The order imposes an immediate stay on all court proceedings and court deadlines except for an emergency proceeding.</p> <p>There is no legislation or governmental order declaring an official eviction moratorium at this time.</p>	N/A	N/A	N/A	N/A
WI	Governor Tony Evers issued Executive Order #15	Governor Tony Evers issued Executive Order #15	3.27.20 – 5.26.20	3.27.20 – 5.26.20	Residential and Commercial	Residential and Commercial	<ul style="list-style-type: none"> No foreclosure action may be commenced for a period of 60 days commencing on March 27, 2020 and ending on May 26, 2020. No foreclosure sales may be requested or scheduled for a period of 60 days commencing on March 27, 2020 and ending on May 26, 2020. Sheriffs are prohibited from conducting foreclosure sales or acting on any order of foreclosure or writ of assistance related to foreclosure for a period of 60 days commencing on March 27, 2020 and ending on May 26, 2020. 	<p>The order prohibits landlords from:</p> <ul style="list-style-type: none"> Serving any notice terminating a tenancy for failure to pay rent. Serving any notice terminating a tenancy unless the notice is accompanied by an affidavit attesting to the reasonable believe that the failure to begin eviction proceedings will result in an imminent threat of serious physical harm to another person. Beginning an eviction action unless the action is: <ul style="list-style-type: none"> not based on a failure to pay rent; and accompanied by an affidavit attesting that the eviction is not based on a failure to pay rent and to a reasonable belief that failure to begin eviction proceedings will result in an imminent threat of serious physical harm to another person. Delivering a writ of restitution to the sheriff (and the sheriff is prohibited from acting on eviction orders) unless: <ul style="list-style-type: none"> the eviction order is not based on a failure to pay rent; and the writ of restitution is accompanied by an affidavit attesting that the eviction is not based on a failure to pay rent and to a reasonable belief that failure to begin eviction proceedings will result in an imminent threat of serious physical harm to another person. <p>The order does not:</p> <ul style="list-style-type: none"> Affect the operation of state law (Wisc. Stat. § 704.25) relating to tenant's holding over after a lease expires. Relieve a tenant's obligation to pay the rent owed. 	N/A	N/A	N/A	N/A

STATE AND LOCAL RESTRICTIONS ON FORECLOSURES AND EVICTIONS

State	Law Source		Effective Dates		Residential/Commercial		General Relief		Late Fees Restrictions		Interest/Penalty Restrictions	
	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosures	Evictions	Foreclosure	Evictions	Foreclosure	Evictions
WY	N/A	N/A	Supreme Court of Wyoming order and supplemental order	3.18.20 – 5.31.20	N/A	Residential and Commercial	N/A	<p>The order suspends all in-person proceedings in all circuit and district courts throughout the state. However, the order does not prohibit any court proceedings that may be conducted by telephone, video, teleconferencing, or other means that do not involve in-person contact.</p> <p>There is no legislation or governmental order declaring an official eviction moratorium at this time</p>	N/A	N/A	N/A	N/A