

# Which states still have a coronavirus-related moratorium on evictions?

More than 25 states have COVID-19 eviction moratorium orders, here's what it means

By [Cortney Moore](#) FOX Business



## [Canceling rent for coronavirus would cause 'cascade effect': International Capital Group CEO](#)

International Capital Group CEO Adiel Gorel reacts to demands to cancel or freeze rents across the country.

Although states are attempting phased reopening plans to mitigate the further spread of the new coronavirus, not every American is back on their feet and able to pay [rent](#).

This fact is why more than 25 states have placed a [moratorium](#) on evictions to protect tenants during the economic standstill caused by the [coronavirus pandemic](#). Here is a breakdown of what a moratorium is and how it works in addition to why some parties are in favor of pausing evictions and the states that still have moratoriums in place.

## **RENT EVICTION BANS BEGIN TO EXPIRE IN SOME STATES, FUELING HOUSING CRISIS CONCERNS**

### **What is a moratorium?**



Yellow facial mask laying on top of the eviction note

“A moratorium is some temporary order or law that is passed that prevents people from exercising certain rights they are normally entitled to,” said Catherine Hildreth, a real estate partner at the law firm [Fox Rothschild LLP](#). “For example, an eviction moratorium prevents a landlord from exercising its right to evict a tenant when the tenant doesn’t pay.”

## **TENANTS BEHIND ON RENT IN PANDEMIC FACE HARASSMENT, EVICTION**

She added that a moratorium can be issued by a governor, legislative body, city council, judge or a board of county commissioners. Other branches of government have the ability to grant a moratorium as well.

## Why would someone want a moratorium on evictions?



Sad evicted family worried relocating house. Moving house concept. Real people. copy space

“When a significant economic event occurs such as the closure of most businesses due to the COVID-19 pandemic, the result is a rapid increase in unemployment and, consequently, a rapid increase in both residential and commercial tenants that are unable to pay rent,” Joseph Hernandez, a partner and chair at real estate group [Weiss Serota Helfman Cole & Bierman](#), said. “In such an event, moratoriums on certain activities can be beneficial.”

### **FHFA EXTENDS MORATORIUM ON EVICTIONS, FORECLOSURES FOR SECOND TIME**

A moratorium on evictions encourages landlords to address issues with tenants directly and find a non-judicial solution, Hernandez added. It also prevents a

backlog of eviction cases, which could potentially cause “greater economic damage” if there was no moratorium in place because evictions can be a lengthy process that takes away from landlords and tenants.

## Which states still have a moratorium on evictions due to COVID-19?



Woman looking worried holding paperwork at home. She is reading a financial bill or a letter with bad news. She looks very stressed and upset. There is a laptop computer on the table

The following states still have a coronavirus-related moratorium on evictions with the exception of Colorado and Georgia, which only have moratoriums in each state capital.

**Alaska**: Moratorium on evictions set to expire June 30.

**Arizona**: Moratorium on evictions set to expire July 22.

**\*Colorado**: Moratorium on evictions expired on May 30 but Denver's mayor issued a hold on evictions.



**Connecticut**: Moratorium on evictions set to expire July 1.

**Delaware**: Moratorium on evictions during the COVID-19 state of emergency.

**Florida**: Moratorium on evictions set to expire July 1.

\***Georgia**: There is not a statewide moratorium on evictions but [Atlanta](#) has a limited hold on evictions.

**Hawaii**: Moratorium on evictions set to expire June 30.

**Illinois**: Moratorium on evictions set to expire July 27.

**Indiana**: Moratorium on evictions set to expire July 1.

**Kanas**: Moratorium on evictions during the COVID-19 state of emergency.

**Kentucky**: Moratorium on evictions during the COVID-19 state of emergency.

**Maine**: Moratorium on evictions 30 days after the termination of the COVID-19 state of emergency.

**Maryland**: Moratorium on evictions during the COVID-19 state of emergency.

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**Massachusetts**: Moratorium on evictions during the COVID-19 state of emergency.

**Minnesota**: Moratorium on evictions during the COVID-19 state of emergency.

**Missouri**: Discretionary moratorium on evictions issued by courts started on May 16. Suspended jury trials are set to expire in [Jackson County](#) on July 5.

**Montana**: Moratorium on evictions for vulnerable parties who have sought COVID-19 assistance.

**Nevada**: Moratorium on evictions during the COVID-19 state of emergency.

**New Hampshire**: Moratorium on evictions during the COVID-19 state of emergency.

**New Jersey**: Moratorium on evictions during the COVID-19 state of emergency.

**New Mexico**: Moratorium on evictions for residents who provide evidence they cannot make payments due to COVID-19.

**New York**: Moratorium on evictions set to expire Aug. 20.

**North Carolina**: Moratorium on evictions set to expire June 20.

**Oregon**: Moratorium on evictions set to expire June 30.

**Pennsylvania**: Moratorium on evictions set to expire July 10.

**Vermont**: Moratorium on evictions during the COVID-19 state of emergency.



**Virginia:** Moratorium on evictions set to expire June 28.

**Washington:** Moratorium on evictions set to expire Aug. 1.