

NON CALIFORNIA STATE ORDERS

CITY

STATE	EVICTION MORATORIUM/RENT DEFERRAL ACTIONS	TIME PERIODS IN EFFECT
Arizona	<p>Residential: No eviction action may proceed following written documentation provided to a landlord of certain events resulting from COVID-19, including: (i) an individual must be quarantined; (ii) an individual is mandated to self-quarantine; (iii) an individual has a high-risk medical condition for COVID-19; or (iv) an individual has suffered loss of income. A tenant must provide written documentation to a landlord of any of the above and acknowledge the terms of their lease. Landlords may not use COVID-19 as grounds to terminate a lease based on any health provision contained therein.</p> <p>Commercial: All commercial evictions are suspended for qualified tenants who cannot pay rent as a result of impacts from COVID-19, except for those evictions that are necessary in the interest of justice. A qualified tenant shall be defined as any commercial tenant that is eligible for the Paycheck Protection Program, which generally shall mean businesses with under 500 employees. No rent deferral is provided, but landlords are encouraged to work with tenants to develop payments plans. Tenants seeking such assistance shall provide written notice and documentation to their landlord as soon as is practicable. Additionally, if a Tenant receives income assistance from any public program, Tenants must set aside a portion to past due rent, but no specific percentage is set or can be mandated by a landlord. Any eviction action that has begun before March 11, 2020 may proceed.</p> <p>https://azgovernor.gov/executive-orders</p>	<p>Residential: March 24, 2020 - July 22, 2020</p> <p>Commercial: Effective March 11, 2020 - May 31, 2020</p>
Georgia	<p>Residential: None</p> <p>Commercial: None</p>	
Illinois	<p>Residential: For so long as the state local emergency is in effect, no law enforcement official may proceed to enforce any eviction orders. All tenants must still pay rent, however.</p> <p>https://www2.illinois.gov/Documents/ExecOrders/2020/ExecutiveOrder-2020-10.pdf</p> <p>Commercial: None</p>	<p>Residential: March 20, 2020 - end of state local emergency</p>
Maryland	<p>Residential: All court actions to enforce evictions against residential tenants are suspended provided that a tenant must show a court they suffered a substantial loss in income as a result of COVID-19. No residential eviction actions may be initiated until the order is terminated.</p> <p>Commercial: No court may issue any eviction order on commercial or industrial property so long as the tenant can show a substantial loss in income as a result of business closure, reduced business or loss of employees. No rent obligations are abated.</p> <p>https://governor.maryland.gov/wp-content/uploads/2020/04/Evictions-Repossessions-Foreclosure-AMENDED-4.3.20.pdf</p>	<p>Residential: March 16, 2020 - end of state local emergency</p> <p>Commercial: April 3, 2020 - end of state local emergency</p>

<p>Nevada</p>	<p>Residential and Commercial: No eviction or foreclosure action may be initiated due to a default of any contract provision in a lease or mortgage, except for public health or criminal exceptions. All obligations to pay rent remain, but landlords and lenders may not charge late fees or penalties for failure to pay rent.</p> <p>All eviction actions predating March 12 may continue, but upon reaching court adjudication, all courts are instructed to stay all such actions until the local emergency declaration is rescinded. Landlords and lenders are encouraged to enter into workouts and payment plans within the 30 days following expiration of the local emergency to help tenants repay back rent.</p> <p>http://gov.nv.gov/News/Emergency_Orders/2020/2020-03-29 - COVID-19 Declaration of Emergency Directive 008/</p>	<p>Residential and Commercial: March 29, 2020 - end of state local emergency</p>
<p>Oregon</p>	<p>Residential: No landlord may take any action, judicial or otherwise, to evict a tenant for failure to pay rent during the moratorium period. All law enforcement agencies are prohibited from serving, delivering or acting on any writ of termination or judicial action related to a residential eviction for non-payment. All other grounds for eviction and all Tenant obligations to pay rent remain in effect. No late charges may be assessed for failure to pay rent during the moratorium period. All tenants must pay partial rent to the extent they are able to do so.</p> <p>https://www.oregon.gov/gov/Documents/executive_orders/eo_20-11.pdf</p> <p>Commercial: No landlord may take any action, judicial or otherwise, to evict a tenant for failure to pay rent during the moratorium period following receipt of written notice and documentation from a tenant delivered within 30 days of unpaid rent being due, that it is unable to pay said rent as a result of COVID-19. Acceptable documentation includes proof of loss of income. All other grounds for eviction and all Tenant obligations to pay rent remain in effect. No late charges may be assessed for failure to pay rent during the moratorium period. All tenants must pay partial rent to the extent they are able to do so.</p> <p>https://www.oregon.gov/gov/Documents/executive_orders/eo_20-13.pdf</p>	<p>Residential: March 22, 2020 - June 30, 2020</p> <p>Commercial: April 1, 2020 - June 30, 2020</p>
<p>Texas</p>	<p>Residential: All court actions to enforce evictions against residential tenants are suspended. Any writ of possession may be issued, but may not be enforced until May 7.</p> <p>https://81db691e-8a8c-4e25-add9-60f4845e34f7.filesusr.com/ugd/64fb99_94a4b7a899094411811f5cdfd8aab25.pdf</p> <p>Commercial: None</p>	<p>Residential: March 19, 2020 - May 18, 2020</p> <p>Commercial: N/A</p>
<p>Washington</p>	<p>Residential: All evictions are prohibited during the proscribed period. Landlords may not issue unlawful detainer notices for failing to pay rent and are also prevented from issuing any other 20-day unlawful detainer actions unless necessary for public safety and health. All judicial writs for possession are barred for failure to pay rent. All law enforcement is mandated to stand down on eviction actions as a result of a failure to pay rent. No late fees may be charged for any rent dating back to February 29, 2020.</p> <p>https://www.governor.wa.gov/sites/default/files/proclamations/20-19%20-%20COVID-19%20Moratorium%20on%20Evictions%20%28tmp%29.pdf</p> <p>https://www.governor.wa.gov/sites/default/files/proclamations/20-19.1%20-%20COVID-19%20Moratorium%20on%20Evictions%20Extension%20%28tmp%29.pdf</p> <p>Commercial: No eviction moratorium exists on a state-wide basis, but landlords are barred from increasing the rental rate or security deposit amount on any commercial tenancy that has been materially impacted by COVID-19, including loss of employees, business or not being deemed an essential business.</p>	<p>Residential: March 18, 2020 - June 4, 2020</p> <p>Commercial: N/A</p>