

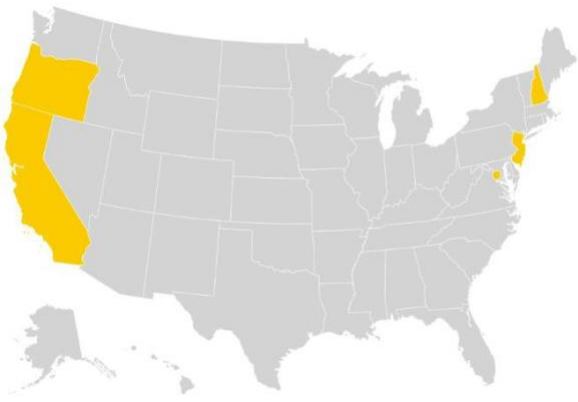

Summary Report

State/Territory Eviction Laws

The residential eviction process is regulated by state/territory laws, regulations, and court rules. These laws address key features of evictions, including the reasons why a landlord may or may not evict a tenant, notice requirements prior to eviction, the judicial process of eviction, and the physical execution of an eviction order. This dataset captures variation in these laws across all 50 U.S. states, the District of Columbia, and eight U.S. territories as of January 1, 2021. Data, tables, and additional maps are available by visiting www.lawatlas.org.

This dataset was created in collaboration with the Legal Services Corporation (LSC), an independent nonprofit established by Congress in 1974 to fund civil legal aid for low-income Americans. The data is part of The Effect of State & Local Laws on Evictions Study, a larger congressionally funded study by LSC that analyzes the unmet legal needs involving eviction.

For more information about LSC's study, please visit <https://lsc.gov/initiatives/effect-state-local-laws-evictions>.

	<p>Just Cause</p> <p>In five jurisdictions, a landlord must have just cause to evict a tenant at the end of a lease term.</p> <p>Jurisdictions: CA, DC, NH, NJ, & OR</p>
	<p>Evictions & Domestic Violence</p> <p>In 27 jurisdictions, it is unlawful for a landlord to evict a tenant because the tenant experienced domestic violence. However, many jurisdictions specify certain criteria that a tenant must meet in order to qualify for this protection.</p> <p>Jurisdictions: AR, CA, DE, DC, GU, IL, IN, KS, KY, LA, ME, MI, MO, NV, NH, NY, NC, ND, OR, RI, SD, TN, VT, VA, WA, WI, & WY</p>

NONPAYMENT EVICTIONS

Most jurisdictions specify a minimum amount of time a tenant must be late on rent before a landlord can file an eviction action in court due to nonpayment, ranging from three days to 30 days. However, six jurisdictions do not specify a minimum amount of time: Georgia, Maryland, Minnesota, New Jersey, Puerto Rico, & West Virginia.

