

## 50-State Eviction Timeline Reference Sheet

Notice periods, court timing, and writ/lockout steps per state — condensed from the Practical Landlord eviction timeline data.

| State                | Nonpayment notice (statute)                                                                | Lease-violation cure                                                             | No-cause notice (m-t-m)                                                                      | Answer / hearing timing                                                            | Writ & lockout                                                                       |
|----------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Alabama              | 7 business days (Ala. Code §35-9A-421(b))                                                  | 7 business days to cure; 7-day unconditional termination for noncurable defaults | 30 days                                                                                      | Answer 7 days (possession) / 14 days (money claim)                                 | verify locally                                                                       |
| Alaska               | 7 days (+3 if mailed) (AS 34.03.220(b))                                                    | 10 days (5 days for second same violation within 6 months)                       | 30 days                                                                                      | Eviction hearing 2–15 days after filing (appear at the hearing)                    | verify locally                                                                       |
| Arizona              | 5 days (A.R.S. § 33-1368)                                                                  | 10 days                                                                          | 30 days                                                                                      | verify locally                                                                     | May not issue until 5 calendar days after judgment                                   |
| Arkansas             | 3 days (Ark. Code §18-60-304)                                                              | 14 days                                                                          | 30 days                                                                                      | 5 days, excluding Sundays and legal holidays, to object to immediate possession    | Forthwith; 24 hours after writ service before ejectment                              |
| California           | 3 days, excluding Saturdays, Sundays, and judicial holidays (CCP §1161)                    | 3 days to cure; 3-day notice to quit for incurable breaches                      | 30 or 60 days                                                                                | Answer within 10 days after service; trial within 20 days of trial-setting request | Issues immediately on plaintiff request after judgment                               |
| Colorado             | 10 days (C.R.S. § 13-40-104)                                                               | 10 days (3 days for substantial violations)                                      | Not permitted (statewide just-cause regime; 90-day no-fault notices in specified situations) | verify locally                                                                     | verify locally                                                                       |
| Connecticut          | At least 3 full days (Conn. summary process statutes)                                      | 15 days                                                                          | At least 3 full days                                                                         | Appearance 2 days after the return date                                            | 5 days to leave after judgment; 24-hour marshal notice                               |
| Delaware             | At least 7 days (25 Del. C. §5502)                                                         | At least 7 days                                                                  | 60 days                                                                                      | No written answer — tenant must appear at the summons date                         | verify locally                                                                       |
| District of Columbia | 30 days to pay (10-day intent-to-file notice — statutory conflict) (D.C. Code §42-3505.01) | 30 days                                                                          | Not permitted (just-cause regime)                                                            | Written answer generally not required; hearing date set by summons                 | verify locally                                                                       |
| Florida              | 3 days, excluding Saturdays, Sundays, and legal holidays (Fla. Stat. §83.56(3))            | 7 days                                                                           | 30 days                                                                                      | Answer within 5 days after service (rent into court registry required)             | 24-hour sheriff notice (weekends/holidays do not stay the 24 hours)                  |
| Georgia              | No fixed minimum — demand for possession required (Ga. Code §44-7-50)                      | No fixed statutory period                                                        | 60 days                                                                                      | Answer within 7 days after service                                                 | Default: immediate; contested: after the 7-day appeal period                         |
| Hawaii               | 5 business days (HRS § 521-68)                                                             | 10 days                                                                          | 45 days                                                                                      | No fixed statutory number — return day fixed by the court                          | Execution issues upon judgment (may issue at any time after judgment)                |
| Idaho                | 3 days (Idaho Code § 6-303)                                                                | 3 days                                                                           | Not less than one month                                                                      | Expedited nonpayment trial within 12 days after complaint filing                   | 72 hours to remove belongings; restoration at least 3 days after the court's finding |
| Illinois             | 5 days (735 ILCS 5/9-209)                                                                  | 10 days                                                                          | 30 days                                                                                      | Summons return date 7–40 days after issuance                                       | Judgment not enforceable more than 120 days after entry                              |
| Indiana              | At least 10 days (Indiana Legal Help (state self-help eviction FAQ))                       | At least 10 days                                                                 | verify locally                                                                               | verify locally                                                                     | verify locally                                                                       |

| State          | Nonpayment notice (statute)                                   | Lease-violation cure                                          | No-cause notice (m-t-m)                          | Answer / hearing timing                                                                               | Writ & lockout                                                                      |
|----------------|---------------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Iowa           | 3 days (Iowa Code §562A.27)                                   | 7-day notice with right to cure                               | 30 days                                          | Original notice served at least 3 days before the hearing; hearing date set by court                  | Execution for removal issues within 3 days after judgment                           |
| Kansas         | 3 consecutive 24-hour periods (K.S.A. 58-2564)                | Termination no sooner than 30 days after receipt; 14-day cure | 30 days                                          | Appearance due on the summons return date (3–14 days after issuance)                                  | Writ must be executed within 14 days after receipt                                  |
| Kentucky       | 7 days (URLTA areas only) (KRS 383.660(2))                    | 14-day notice with 15-day cure (URLTA areas)                  | 30 days (URLTA areas)                            | No written answer — tenant appears at the hearing (at least 3 days' notice)                           | Warrant of restitution after the 7-day appeal period                                |
| Louisiana      | 5 days (La. C.C.P. art. 4701)                                 | 5 days                                                        | 10 calendar days                                 | No separate pretrial answer — defenses at trial; rule returnable no earlier than 3 days after service | 24 hours after judgment (CONFLICT — verify locally)                                 |
| Maine          | 7 days (14 M.R.S. §6002)                                      | 7 days                                                        | At least 30 days                                 | verify locally                                                                                        | Issues 7 calendar days after judgment; 48 hours after service                       |
| Maryland       | 10 days (Real Prop. §8-401)                                   | 30 days (14 days for imminent danger)                         | 60 days                                          | Trial on the fifth day after filing                                                                   | Warrant issues after 7 days; possession ordered within 4 days after trial           |
| Massachusetts  | 14 days (M.G.L. c.186 §11)                                    | verify locally                                                | 3 months                                         | verify locally                                                                                        | verify locally                                                                      |
| Michigan       | 7 days (MCL 554.134(2))                                       | verify locally                                                | One month                                        | Trial generally within 10 days after summons issuance                                                 | Generally cannot issue until 10 days after judgment                                 |
| Minnesota      | 14 days (Minn. Stat. §504B.321 subd. 1a)                      | verify locally                                                | Rent interval or three months, whichever is less | Appearance 7–14 days after summons issuance (expedited 5–7 days)                                      | Issues with judgment; ordinarily stayed up to 7 days; 24-hour demand before removal |
| Mississippi    | verify locally                                                | verify locally                                                | verify locally                                   | verify locally                                                                                        | On request after the court-ordered move-out date                                    |
| Missouri       | No fixed post-demand waiting period (RSMo §§535.020, 535.060) | verify locally                                                | One month                                        | Court date no more than 21 business days after summons issuance                                       | No sooner than 10 days after judgment                                               |
| Montana        | 3 days (MCA (MT Supreme Court self-help))                     | 14 days (3–5 days for specified grounds)                      | 30 days                                          | 5 business days (CONFLICT — verify locally)                                                           | verify locally                                                                      |
| Nebraska       | 7 calendar days (Neb. Rev. Stat. §76-1431)                    | Termination at least 30 days after receipt; 14-day cure       | 30 days                                          | Trial 10–14 days after summons issuance                                                               | Writ specifies restoration no more than 10 days after issuance                      |
| Nevada         | 7 judicial days (NRS 40.2512; NRS 40.253)                     | 5 days (3 days for specified serious grounds)                 | 30 days                                          | Contest by affidavit within the 7-judicial-day notice period; hearing if both sides file              | Removal 24–36 hours after posting                                                   |
| New Hampshire  | 7 days (RSA 540)                                              | 7 or 30 days                                                  | Not permitted (restricted residential property)  | Appearance by the return day; hearing within 10 days                                                  | Judgment permits writ issuance; sheriff removes the tenant                          |
| New Jersey     | verify locally                                                | 3 days or 1 month                                             | Not permitted                                    | Trial at least 21 days after service of summons                                                       | Lockout at least 3 business days after warrant service                              |
| New Mexico     | 3 days (NMSA § 47-8-33)                                       | 7 days                                                        | 30 days                                          | Trial 7–10 days after summons service                                                                 | Restores possession 3–7 days after judgment                                         |
| New York       | 14 days (RPAPL §711(2))                                       | verify locally                                                | 30/60/90 days                                    | 10 days after the notice of petition (NYC nonpayment)                                                 | 14-day Notice of Eviction                                                           |
| North Carolina | 10 days (N.C.G.S. §42-3)                                      | verify locally                                                | 7 days                                           | No written answer required; hearing usually 10–15 days after filing                                   | Officer notice 2–5 days before execution                                            |
| North Dakota   | 3 days (N.D.C.C. §§47-32-01, -02)                             | 3 days                                                        | At least one calendar month                      | Appearance 3–15 days after summons issuance                                                           | Immediate restitution; hardship stay up to 5 days                                   |

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| Ohio           | At least 3 days (Ohio Rev. Code §1923.04)                                  | verify locally                               | 30 days                                     | Hearing no sooner than 7 days after service                                                        | Issues on request; commands removal "forthwith"                             |
| Oklahoma       | 5 days (41 O.S. §131)                                                      | 15-day notice with 10 days to cure           | 30 days                                     | Hearing not less than 5 days after summons issued; service at least 3 days before hearing          | Execution 48 hours after posted notice                                      |
| Oregon         | 10 or 13 days (ORS 90.394 (via HB 2001))                                   | verify locally                               | verify locally                              | First appearance ~7 days after the next judicial day; trial no later than 15 days after appearance | 4 days to move out after notice of restitution                              |
| Pennsylvania   | 10 days (68 P.S. §250.501 (historical))                                    | 15 days                                      | 15/30 days                                  | Hearing 7–15 days after filing                                                                     | Order for possession after the 10th day post-judgment                       |
| Rhode Island   | 15 days in arrears, then 5 days to cure (R.I. Gen. Laws §34-18-35)         | 20 days to cure                              | 30 days                                     | Hearing 14–21 days from filing                                                                     | 5-calendar-day appeal period before execution                               |
| South Carolina | 5 days (S.C. Code §§27-40-710(B), 27-37-10(B))                             | 14 days                                      | 30 days                                     | Rule to vacate / show cause within 10 days after service                                           | Within 5 days after default or a plaintiff's verdict                        |
| South Dakota   | No pre-suit notice required (SDCL §§21-16-1(4), 21-16-2)                   | verify locally                               | Rental term, capped at one month            | Pleading 5 days after service; trial on 2 days' notice after issue joined                          | verify locally                                                              |
| Tennessee      | 14 days (Tenn. Code Ann. §66-28-505(a))                                    | 14 days                                      | 30 days                                     | No formal pretrial answer — defenses raised at the hearing                                         | Generally held until 10 days after judgment                                 |
| Texas          | 3 days (Tex. Prop. Code §24.005)                                           | 3 days                                       | 1 month                                     | Trial 10–21 days after the petition is filed                                                       | No earlier than the 6th day after judgment; 24-hour posted warning          |
| Utah           | 3 business days (Utah Code § 78B-6-802)                                    | 3 calendar days                              | 15 calendar days                            | Evidentiary hearing generally within 10 business days after answer/response                        | Issues immediately after judgment; 3 calendar days after service to vacate  |
| Vermont        | At least 14 days (9 V.S.A. §4467)                                          | 30 days (14 days for criminal activity)      | 60 or 90 days                               | verify locally                                                                                     | verify locally                                                              |
| Virginia       | 14 days (Va. Code §55.1-1245)                                              | 21 days to cure                              | 30 days                                     | Immediate-possession hearing within 15 calendar days after service                                 | No eviction before the 10-day appeal period expires; 72-hour sheriff notice |
| Washington     | 14 days (RCW 59.18.057)                                                    | 10 days                                      | Not permitted (statewide just-cause regime) | Deadline printed in the summons — no fixed statewide number                                        | Sheriff generally may not execute for 3 days after service                  |
| West Virginia  | No fixed statewide pre-suit notice period (W. Va. Code §§37-6-19, 55-3A-1) | No fixed statewide pre-suit notice period    | One full rental period                      | Written defense within 5 days after receipt; hearing 5–10 judicial days after filing               | Immediate possession on landlord victory; execution timing unresolved       |
| Wisconsin      | 5-day cure or 14-day unconditional notice (Wis. Stat. §704.17)             | 5-day cure (30-day for leases over one year) | At least 28 days                            | Return date 5–25 days after summons issuance                                                       | Ordered with judgment; executed within 10 days after receipt                |
| Wyoming        | 3 days (W.S. § 1-21-1003)                                                  | 3 days                                       | verify locally                              | No separate answer period — summons sets the trial; trial 3–12 days after service                  | Officer executes within 2 days of receipt (Sundays excepted)                |

General information only — not legal, tax, or financial advice. Data snapshot: October 2026; landlord-tenant statutes change and vary by state and locality — verify against the current statute before acting. Interactive versions at <https://practicallandlord.co/eviction-timeline-calculator.html>. © 2026 Practical Landlord.

Day-count rules vary (some states exclude weekends/holidays); the full rules and exceptions live in the interactive tool. Local ordinances (e.g., rent-control or just-cause cities) can add requirements not shown here.