

INDIANA

1,855,681



These policies started to end after **August 14, 2020**.

State score: **1.15/5.00**

[CLOSE OUTLINE](#)

[VIEW FULL REPORT](#)

On 03/19/20, Gov. Holcomb issued an order prohibiting the "initiation" of evictions and suspended the statutes governing such proceedings from the date of the order. On 03/25/20, the IN Supreme Court stated that IN courts should continue to accept eviction filings, as required by the IN Constitution; local courts were given judicial discretion on the decision to stay proceedings. On 05/21/20, the Governor announced that, effective 05/22/20 at 12:00am, landlords could file for emergency eviction where there was specific injury, loss or damage to the property. However, evictions for nonpayment were not permitted. On 07/30/20, after several extensions, the Governor announced that the moratorium was extended to 08/14/20.

INITIATION OF EVICTION

- ✓ No notice to quit
- ✗ No filing if tenant has COVID-19 hardship
- ✗ No filing for nonpayment
- ✗ No filing, except emergencies
- ✗ CARES certification required

COURT PROCESS

- ✗ Hearings suspended
- ✗ Judgments of possession stayed
- ✗ Deadlines extended or tolled
- ✗ Eviction records sealed

ENFORCEMENT OF EVICTION ORDER

- ✗ No removal if tenant has COVID-19 hardship
- ✗ No removal of tenant for nonpayment
- ✗ No removal of tenant, except emergencies

SHORT-TERM SUPPORTS

- ✗ Moratorium extends past emergency declaration
- ✓ No utility disconnection
- ✗ Free utility reconnection
- ✗ Grace period to pay rent
- ✗ No report to credit bureau
- ✓ Foreclosure moratorium

TENANCY PRESERVATION MEASURES

- ✗ No late fees
- ✗ No rent raises
- ✓ Housing stabilization
- ✗ Legal counsel for tenants

LAST UPDATED 6/30/2021