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	10 days (IC 32-31-1-6; IC 32-31-1-7)	Notice + a reasonable time to remedy (no fixed number of days)	1 month (written)	No fixed statutory number — set by the court	Court order only — executed by the sheriff or constable

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	Hearing no later than 8 days after filing (15 if the plaintiff requests or consents); original notice served at least 3 days before the hearing	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	Hearing no later than 10 days after the return day	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 §§11-12)	verify locally	Payment interval or 30 days, whichever is longer	Answer due the first Monday after the Monday entry day	48 hours' written notice before levy
Michigan	7 days (MCL 554.134(2); MCL 600.5714(1)(a))	No general statutory cure period — see the MCL 600.5714 grounds	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)	No statewide notice or cure period for a non-financial breach	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	3 days (Miss. Code § 89-8-13(5))	14 days	30 days	Hearing on the day named in the summons — no separate written-answer deadline in Ch. 89-8	7-day court-ordered move-out, then warrant on request
Missouri	No fixed post-demand waiting period (RSMo §§535.020, 535.060)	10 days' notice to vacate	One month	Rent and possession: court date no more than 21 business days after summons issuance (Ch. 535); unlawful detainer: service at least 4 days before the court date in the summons (Ch. 534)	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	Answer within 5 business days; hearing within 10 business days after the appearance/answer date	Sheriff executes within 5 business days
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; answer within 5 days after it; hearing within 10 days	Judgment permits writ issuance; sheriff removes the tenant
New Jersey	No notice required (N.J.S.A. 2A:18-61.1(a); 2A:18-61.2)	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

State	Nonpayment notice (statute)	Lease-violation cure	No-cause notice (m-t-m)	Answer / hearing timing	Writ & lockout
New York	14 days (RPAPL §711(2))	No statewide cure period — set by the lease	30/60/90 days	Answer within 10 days after service (nonpayment, RPAPL §732)	14-day Notice of Eviction
North Carolina	10 days (N.C.G.S. §42-3)	No fixed statutory period — demand for surrender required	7 days	No written answer required; hearing usually 10–15 days after filing	Sheriff must execute within 5 days of receipt; 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
Ohio	At least 3 days (Ohio Rev. Code §1923.04)	30 days (health/safety breach)	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	Trial 5–10 days after summons issued; service at least 3 days before trial	Execution 48 hours after posted notice
Oregon	10 or 13 days (ORS 90.394)	30 days to terminate; at least 14 days to cure	30 days during the first year; after the first year, tenant cause or a qualifying landlord reason on 90 days	First appearance 7 days after the next judicial day (15 days for nonpayment claims); trial 15–30 days after appearance for nonpayment, otherwise no later than 15 days	4 days to move out after notice of restitution
Pennsylvania	10 days (68 P.S. §250.501(b))	15/30 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	Execution issued on the 6th day after judgment
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	Warrant on failure to show cause; writ within 5 days after a verdict for the landlord
South Dakota	No pre-suit notice required (SDCL §§21-16-1(4), 21-16-2)	No statutory cure period — lease terms control	Rental term, capped at one month	Pleading 5 days after service; trial on 2 days' notice after issue joined	No fixed post-judgment wait in Ch. 21-16; execution daytime only
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	Answer within 21 days after service (30 days if served outside Vermont); rent-into-court hearing any time after 14 days' notice	Writ issues on the date judgment is entered (unless stayed for good cause); sheriff serves it and puts the landlord into possession not earlier than 14 days after service
Virginia	14 days (Va. Code §55.1-1245)	21 days to cure	30 days	Initial hearing within 21 days of filing (30 days at the outside)	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)	Show-cause hearing 7–30 days from service of the order	Sheriff generally may not execute for 3 days after service
West Virginia	None required — file the verified petition directly (W. Va. Code §55-3A-1)	None required — file the verified petition directly	One full rental period	Written defense within 5 days after receipt; hearing 5–10 judicial days after filing	Immediate possession; order sets the vacate time, sheriff removes a holdover

State	Nonpayment notice (statute)	Lease-violation cure	No-cause notice (m-t-m)	Answer / hearing timing	Writ & lockout
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	No statutory period — full month's notice per Judicial Branch guidance	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: November 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.