

LSC Eviction Laws Database Job Aid for Library Staff



[The Legal Services Corporation](#) has partnered with Temple University's [Center for Public Health Law Research](#) to create the **Eviction Laws Database**, a comprehensive online tool that allows users to explore the entire legal process of eviction – from pre-filing to post-judgment – in communities across the country. The **State/Territory Dataset** covers state/territory-level eviction laws for all 50 states, the District of Columbia, and the US territories. **The Local Dataset** is a sample of eviction laws from 30 jurisdictions across the U.S.

Please note that the laws and procedures captured in these datasets were in effect as of **January 1, 2021**; laws implemented after this date will not be captured in the datasets.

This job aid is for library staff and will focus on parts of the database that we think will be most useful to you. For example, we will focus on finding your state's information instead of explaining how to compare laws across states.

See also, [How to Use the LSC Eviction Laws Database](#), a 4:35 minute video to orient you to the steps described below.

Find Your State and Territory Dataset

First visit <https://www.lsc.gov/initiatives/effect-state-local-laws-evictions/lsc-eviction-laws-database>

Scroll down the page to the **State and Territory map** view and click on the white **Profiles** box.

Related resources: [How to use the State and Territory Dataset](#) | [Research Protocol](#) | [Codebook](#) | [Download as Excel file](#)

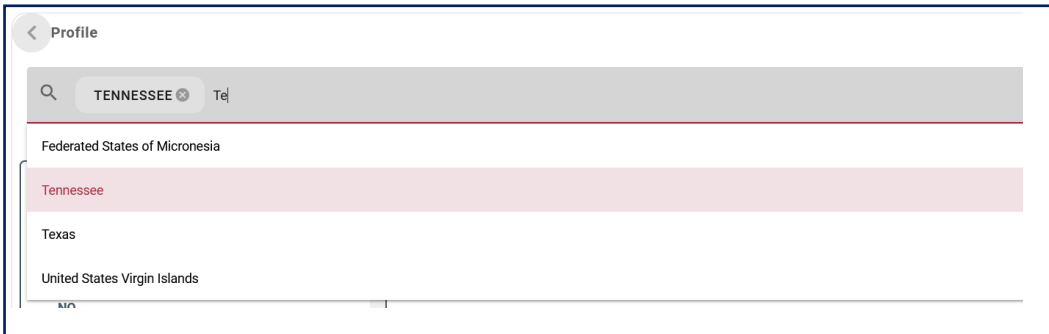
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1. Is there a state/territory law regulating residential evictions?
 Yes No

2. Does the law specify the type(s) of landlord(s) regulated?
 Yes No

2.1. What type(s) of landlord(s) does state/territory eviction law explicitly regulate?
 Residential landlords generally
 Corporate landlords
 Landlords with minimal rental properties

This brings up a search bar. Begin typing the name of your state in the search bar. When your state appears below the search bar, click on it.



This will isolate the laws for that state. You will see a list of questions relating to the laws governing eviction at the state level.

A screenshot of a scrollable list of legal questions for Tennessee. The title 'Tennessee' is at the top left, followed by a yellow icon with a dollar sign (§). The list contains four main questions, each with a sub-question and an answer. Question 1 asks if there is a state/territory law regulating residential evictions, with the answer 'YES' and a yellow icon with a dollar sign (§). Question 2 asks if the law specifies the type(s) of landlord(s) regulated, with the answer 'NO'. Question 3 asks if the law directly regulates the amount a landlord can charge as a fee for late rent, with the answer 'YES' and a yellow icon with a dollar sign (§) and a red warning triangle icon. Question 3.1 asks for the maximum amount that can be charged as a fee for late rent, with the answer '10% of rent due' and a yellow icon with a dollar sign (§). Question 4 asks for the cause(s) a landlord may evict a tenant, with the answer 'Nonpayment of rent' and 'Material breach', each preceded by a yellow icon with a dollar sign (§). A vertical scrollbar is on the right side.

There are a few symbols that need explanation:



Yellow citation button:

Clicking on the yellow citation button brings up the relevant citations and legal text pertaining to the question in the database. Once the "Excerpts from the law" window opens, click the yellow citation button on the right for more details.



Red caution note:

Clicking on the caution note provides additional explanation of the nuances of the law.

Question Sequence

The questions generally follow the sequence of the [phases of eviction](#). For example, question 12 addresses the finer points of the timing between the Notice and Filing phases. Questions 31-34 deal with the transition from Judgment to Eviction.

The information gets very detailed quickly, but it can be useful to examine some of the nuances of eviction laws in your area. For example, domestic violence survivors living in Iowa and Ohio have no legal recourse to amend or cancel their leases because there is no explicit protection in their state laws. At the other end of the eviction process, Maine has an abandoned property statute requiring landlords to store any property left behind by tenants and formally notify them of how to collect their belongings. Eviction is a very local issue, and for those who are ready to take a deeper dive, the database gives you a sense of what your local process looks like.

Review Local Dataset for 30 Jurisdictions

LSC has also produced a local dataset for eviction laws for a sample of 30 jurisdictions across the U.S. These jurisdictions were selected to represent the demographic, socioeconomic, and legal differences among American communities. Scroll down past the State and Territory information to find the Local Dataset map of the 30 jurisdictions.



Click on a location on the map to bring up a listing of questions relating to the local laws for that jurisdiction - similar to what you found in the state dataset. Click the green citation button after each question to read excerpts from the pertinent laws.

A screenshot of the LSC database interface. On the left, a search box contains 'Bozeman' and shows '1 results'. Below the search box is a timeline showing 'Prev. Range', 'Law Amended' (9/3/15), and 'Next Range' (12/3/16). On the right, a panel for '(City) Bozeman, MT' displays a list of questions and answers. Question 1: 'Is there a law regulating residential evictions?' Answer: 'Yes'. Question 2: 'Is there state/territory law preempting local eviction laws?' Answer: 'No'. Question 3: 'Does the law specify the type(s) of landlord(s) regulated?' Answer: 'Yes'. Question 3.1: 'What type(s) of landlord(s) does the eviction law explicitly regulate?' Answer: 'Residential landlords generally' and 'Mobile/manufactured home landlords'. Question 3.2: 'Does the jurisdiction have separate local...'

Links to the Research Protocol, Codebook, and a downloadable Excel version of the data are available for the State/Territory Dataset and Local Dataset tools. See [How to Use the State/Territory Dataset](#) and [How to Use the Local Dataset](#) for the complete LSC tour of the database functions.

If you have questions or comments about the dataset, please reach out to Sarah Abdelhadiin LSC's Office of Data Governance & Analysis at abdelhadis@lsc.gov.

Let's look at a couple of scenarios where you could use the database to help answer a patron's question:

Scenario 1:

Jacob lives in Alabama and lost his job during the COVID-19 pandemic. Jacob has fallen behind on all his bills and cannot pay his rent. His landlord has filed for eviction. Jacob asks you what will happen next and how much time he has until the hearing so he can try to fight the eviction.

You consult the database and locate the dataset for Alabama, specifically, section 12.1:

Notice:

12.1. What is the minimum amount of notice a landlord must provide before terminating a tenancy for nonpayment?

§ • 7 days

In Alabama, a landlord must provide a tenant 7 days' notice of an eviction

And Sections 19 and 20:

19. Does the law require the tenant to respond to an eviction action before a hearing?

§ YES

19.1. Does a tenant forfeit the right to an eviction hearing by failing to respond to the court summons?

Forfeiture of hearing not specified

20. How many days before an eviction hearing must a tenant be served with a court summons?

• **Minimum number of days not specified**

A tenant **must** respond to an eviction action. The minimum days in between a hearing and a court summons is not specified.

You show the patron the law and direct them to contact local legal services to get help with his case: <https://www.lsc.gov/about-lsc/what-legal-aid/get-legal-help>

Scenario 2:

Isabella lives in Colorado. She tells you that her landlord gave her an eviction notice, but she doesn't know why the landlord wants her out. She's asking if that's legal.

You consult the database and dataset for Colorado, specifically section 12.3 which points to the statute indicating that the reason for the eviction must be stated in the notice. You let the patron know what the law says and leave them to do the interpreting. You direct them to contact local legal services to talk about possible recourse she could pursue: <https://www.lsc.gov/about-lsc/what-legal-aid/get-legal-help>

12.3. What is required to be in the notice?

§

- Reason for eviction
- Date rental agreement will terminate

COLO. REV. STAT. § 13-40-106

The demand required by section 13-40-104 shall be made in writing, specifying the grounds of the demandant's right to the possession of such premises, describing the same, and the time when the same shall be delivered up, and shall be signed by the person claiming such possession, his agent, or his attorney.

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