

Action	VT	VT - H.772	NH	ME	NY (outside NYC)	NJ	MA	WA	CA*
Nonpayment Notice	14 days	7 days	7 days	7 days - requires court info sheet be included	5 day notice of past due + 14 written demand	not required except subsidized tenants	14 days	14 days	3 days
Breach Notice	30 days	21 days	30 days			one month		10-60 days	3 days
Breach - Serious Violations	14 Days	3 days	7 days	7 days		3 days		3 days (no cure)	3 days
Owner Occupied/Shared Living Space	7/21 Days	7 days						20 Days	N/A
Notice to End Month-to-Month rental agreement	30/60 days	30/60 days		7 or 30 days	If lease term has expired, can start a holdover case without notice		30 days		30/60 days
No Cause notice (VT) - no written lease	60/90 Days (90/120 BTV)	30/60 days		7 or 30 days	Month-to-month tenants 30/60/90 Depending on length of occupancy				
Summons Purchased and served on Tenant				Have to purchase summons from court			After termination date		
Entry Date							between 7-30 days after service date (Monday)		
Case Filed with Court	after termination date	after termination date*	after termination date	At least 3 days before hearing date	After 14 day notice for nonpayment	after termination date/immediately for nonpayment	After Summons Purchased and Served	after termination date	after termination date
Answer Period/date	21 days	7 days	7 days after service (return date)			ASAP, but accepted up to trial date	on or before the 1st Monday entry date	7 days from service	10 days from service (in-hand) - once default filed, no answer can be submitted; process for posting and mailing, which provides tenant with 20 days to Answer
Status Conference Timing	4-6 weeks after Answer	none	N/A		N/A	N/A		Show Cause Hearing -	
Damages Hearing	4-8 weeks after Status	30 Days after filing for dangerous 60 days after filing for nonpayment	within 10 days of return date if Tenant files Notice of Appearance	Eviction Hearing date included on Summons (must be at least 14 days after service)	Court date given when case is filed between 10-17 days from serving Tenant	Included in Summons - at least 21 days from service	10 days after Entry Date - if tenant requests discovery, rescheduled for 2 weeks	Usually within 30 days of filing (show cause hearing)	Plaintiff must request, timing not stated
Writ Timing	7/14 days	7 days	5 business days	Issues 7 days after Judgment enters, 48 hours vacate after service	14 days from service (Warrant of Eviction)	3 business days after served with removal warrant, tenants can request up to 7 business day extension	Writ issues 11 days after Judgment, possession 48 hours after service	3 days after service	5 days after service
Personal Property	15 days	restoration of possession	7 days after move out		At time of Warrant execution	30 days from possession date		at time of possession	

Post-Judgment (Appeals/Stay)			Ability of Tenant to request up to 90 days of stay BUT have to make advance weekly payments of rent	6 day appeal period (prior to Writ issuance); Appeal can be a new trial by jury; Tenant must pay rent while appeal is pending	Tenant can request Show Cause Hearing				
Service Issues	Requires Alternative Service Order from Court			Sheriff 3 tries on 3 separate days, can post copy and send	allows "nail and mail" after 2 unsuccessful attempts	Does have a hardship extension, but rent has to be current			
Court Process Timing	4-6 months non-jury; 6-12 months jury	40-70 days	30-45 days	30-45 days	One month to several months depending on court schedule	up to 2 months	1-2 months uncontested; 3-6 months contested	3 weeks	30-45 days
		NOTE: NEW VT Process is ONLY for Nonpayment and Breach cases, all other evictions stay in current process	*Landlord-Tenant Writ of purchased from the Court, if rent owed, must be claimed at time of filing.						*CA has different default timing if possession only vs. Possession plus money judgment
Other Processes				ME - possession only, rent and other damages in small claims	Licensee Case - someone a tenant invited to live in the premises without LL permission (unlawful occupant)				Can only get a judgment for amounts asked for in Complaint. If more rent accrues, have to file a separate case
					Squatter Case - someone				
					Holdover Case - Tenant				